

FOR LEASE

184 LEVA AVENUE
RED DEER COUNTY, AB



SALOMONS
COMMERCIAL

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About the Property

Situated prominently at the northern entrance of Gasoline Alley, just off the roundabout, Trader Plaza presents a compelling retail opportunity. This prime location offers up to 4,500 square feet of space, with flexible unit configurations that can be combined to meet specific tenant needs. Units 101-102 & 104 are presented in shell condition, primed for tenant improvements, allowing businesses to tailor the layout to their specific needs. Unit 105 is fully built out, featuring a spacious open retail area, storage, private office, washrooms, and kitchenette with modern, appealing finishes – ideal for a variety of uses.

Trader Plaza is anchored by high-traffic tenants such as McDonald's, Popeye's and Shell, situating it in a bustling retail corridor. Its strategic position not only facilitates quick access to major highways, enhancing connectivity and accessibility, but also places it in close proximity to a vibrant trade area. This includes notable businesses like Costco, Staples, Dollarama, BDO, Starbucks, and Esso, contributing to a strong commercial environment.

With its advantageous location and the potential for customizable space, Trader Plaza stands as an attractive option for retailers seeking visibility and convenience in a dynamic commercial hub.

LEGAL DESCRIPTION

Plan 1920344, Block 2, Lot 26

UNIT SIZES

1,948 SF - 4,500 SF

LOCATION

Gasoline Alley West

ZONING

C2 - General Commercial District

LEASE RATE

Market

ADDITIONAL RENT

\$10.51 PSF

YEAR BUILT

2019

POSSESSION

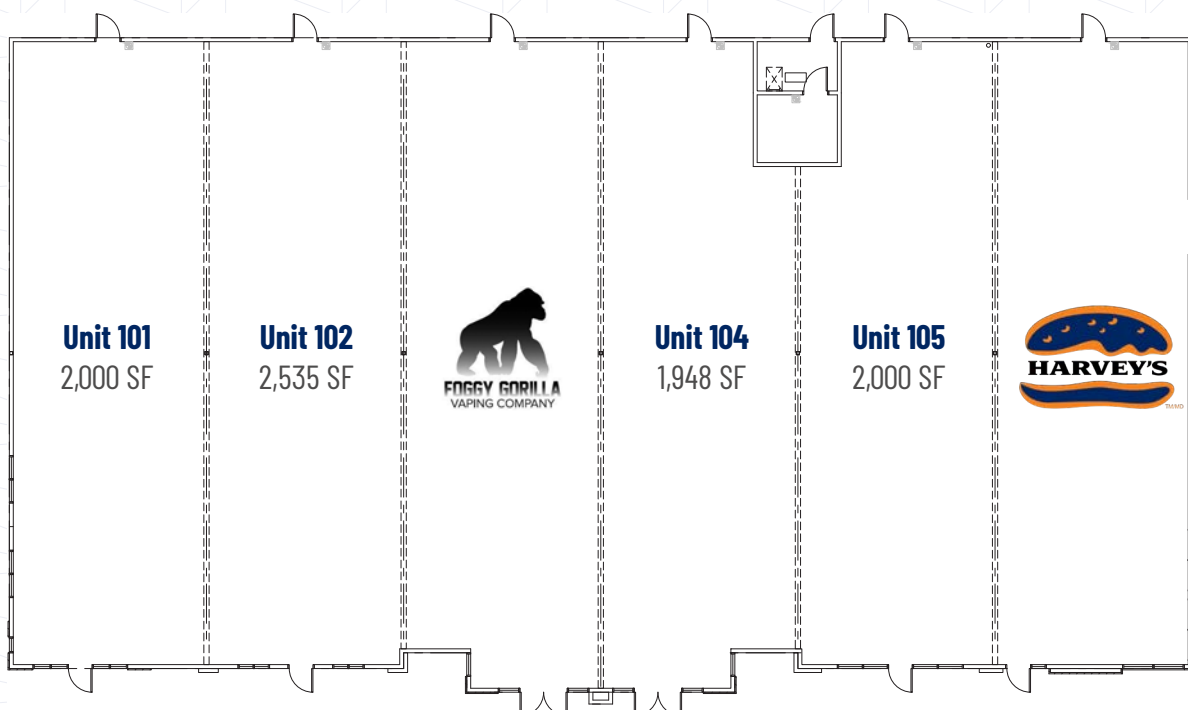
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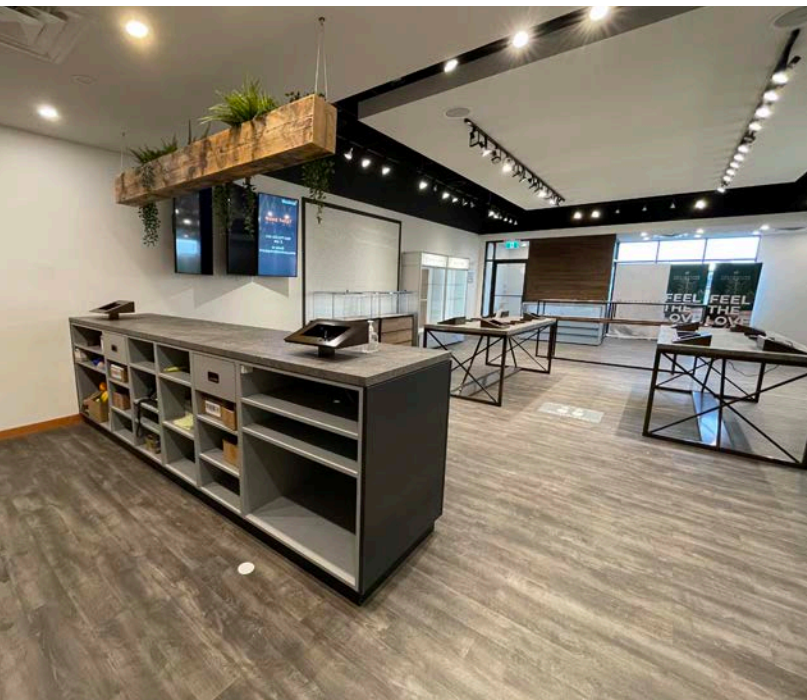
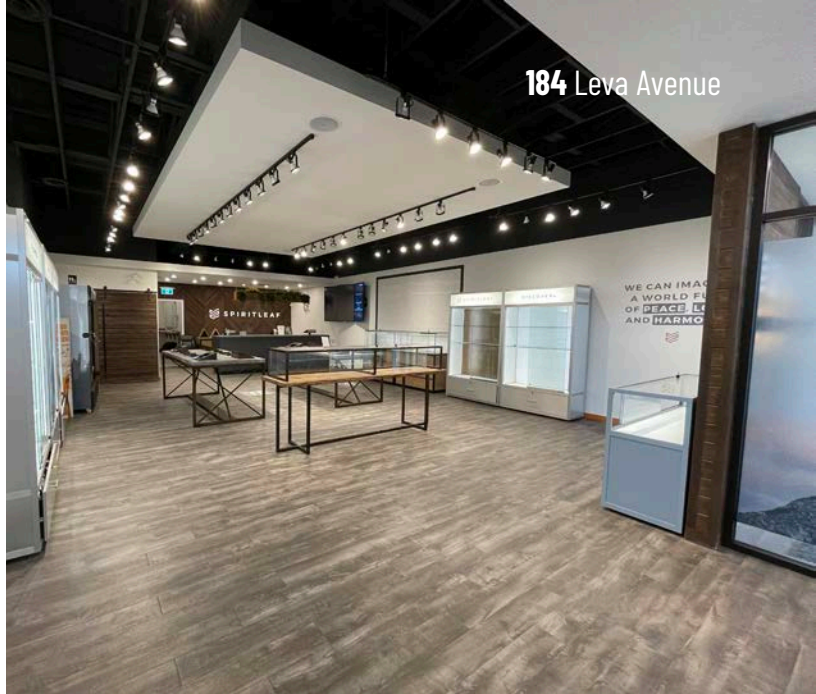


Unit Details

UNIT NO.	SIZE	LEASE RATE	CAM & TAXES	STATUS
101	2,000 SF	Market	\$10.51 PSF	Pending
102	2,535 SF	Market	\$10.51 PSF	Pending
104	1,948 SF	Market	\$10.51 PSF	Available
105	2,000 SF	Market	\$10.51 PSF	Available

Site Plan





RED DEER



SUBJECT PROPERTY

LAURA AVENUE



QEII HIGHWAY

COSTCO
WHOLESALE

STAPLES

AGW

LANTERN STREET

PETRO-CANADA

LEVA AVENUE

Tim Hortons

Central Alberta's Ambassador for Commercial Real Estate



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