

Gasoline Alley West

Land For Sale

Gasoline Alley West
Business Park
Red Deer County, AB

1.20 - 7.14 Acre
Lots Available

Blair McArthur
Associate Vice President
+1 403 391 0669
blair.mcarthur@colliers.com

Colliers



Location Overview

- Desirable high exposure locations
- Laura Ave & McKenzie Road exposure
- Easy access to QE2 & McKenzie Overpass
- Serviced lots
- High quality land
- Offsite levies paid
- \$800,000 to \$1,000,000 per acre



Gasoline Alley



Attractive tax rates, ample parking, and reduced red tape



Home to 200 national and local businesses including UFA, Cam Clark Ford, Princess Auto, Peavey Mart, Trail Appliances, Costco, Gary Moe Volkswagen, BDO, RSM, Red Deer Toyota, Gasoline Alley Farmers Market and many more



Plans approved for up to 5,000 residents



Available Sites



1

Lot 15; Block 9; Plan 1424027
1.20 Acres - \$900,000/acre
Zoned - C7 Mixed Residential



2

Lot 1; Block 9; Plan 8121555
2.54 Acres - \$800,000/acre
Zoned - C7 Mixed Residential



3

Lot 21; Block 9; Plan 2220515
7.14 Acres - \$800,000/acre
Zoned - C2 General Commercial District



Available Sites



4

Lot 3; Block 3; Plan 0826250

2.73 Acres - \$1,000,000/acre

Zoned - C6 Neighbourhood Commercial

5

Lot 15; Block 10; Plan 1225165

3.40 Acres - \$1,000,000/acre

Zoned - C2 General Commercial District

6

Lot 17; Block 10; Plan 1722646 (SOLD)

0.85 Acres - \$1,000,000/acre

Zoned - C2 General Commercial District



Colliers

Blair McArthur
Associate Vice President
+1 403 391 0669
blair.mcarthur@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

