



**19 McKenzie Drive Rural Red Deer County, AB T4S 2H4**

**Land Active** **A2293902** **W:4 R:27 T:37 S:20 Q:NE** **DOM: 0** **LP: \$2,550,000.00**  
**PD:** **CDOM: 0** **OP: \$2,550,000.00**



**Class:** Commercial Land **LP/Acre:** \$265,348.60  
**County:** Red Deer County  
**City:** Rural Red Deer County **Trans Type:** For Sale  
**Levels:**  
**Subdivision:** McKenzie **District:**  
**Possession:** Negotiable **Tax Amt/Yr:** \$59,516.00/2025  
**LINC#:** [0031320997](#)  
**Outbuildings:**  
**Rd Frontage:**  
**Zoning:** C-2 **Lot Size:** 9.61 Ac  
**Legal Pln:** 0020557 **Blk:** 1 **Lot:** 6

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**Title to Lnd:** Fee Simple **Ownership:**  
**Exclusion:** No **SRR:** No  
**Sewer/Septic:** **Condo:** No  
**Disclosure:**  
**Reports:** Environmental Phase 1, RPR, Title  
**Restrictions:** None Known

Recent Change: **04/01/2026 : NEW**

**Public Remarks:** 9.61-acre C-2 commercial development parcel at the Highway 2 and McKenzie Drive interchange in Gasoline Alley West — one of Central Alberta's most active and established commercial corridors. Direct highway visibility with over 30,000 vehicles per day on Highway 2. Municipal water, sewer, natural gas, electrical, and telecom all available at the lot line. No development permit has been issued, clean slate for the right developer. Off-site levies resolved. Full due diligence package available.

**Directions:** From HWY 2 take the McKenzie Rd/Township Rd 374 exit 391, Drive to Mckenzie Dr turn left

**Property Information**

<b>Fencing:</b> None	<b>Water Supply:</b> Public
<b>911 Addr:</b>	<b># Parcels:</b>
<b>Dist to Trans:</b>	<b>Dist to School:</b>
<b>Irrigation Eqp:</b>	<b>Farm Eqp Inc:</b>
<b>Road Access:</b>	<b>Front Length:</b>
<b>Lot Dim:</b>	<b>Lot Depth:</b> M'
<b>Front Exp:</b>	<b>Local Imprv:</b>
<b>Water GPM:</b>	<b>Acres Cleared:</b>
<b>Depth of Well:</b>	<b>Acres Irrigat:</b>
<b>Reg Wtr Rgt:</b>	<b>Acres Fenced:</b>
<b>Bus Service:</b>	<b>Acres Cultivtd:</b>
<b>Elem School:</b>	<b>Acres Pasture:</b>
<b>Jr/Mid Schl:</b>	<b>Acres Lsehd:</b>
<b>High School:</b>	<b>Acres Treed:</b>
<b>Amenities:</b>	<b>Total Acres:</b> 9.61
<b>Exterior Feat:</b>	
<b>Utilities:</b>	
<b>Access Feat:</b>	
<b>Goods Include:</b> N/A	
<b>Goods Exclude:</b> N/A	

**Agent & Office Information**

<b>List Agent:</b> <a href="#">Kevin Lapp</a>  kevin@lapprealty.ca	<b>Phone:</b> <a href="tel:403-887-1237">403-887-1237</a>
<b>List Firm:</b> <a href="#">eXp Realty - Sylvan Lake</a>	<b>Phone:</b> <a href="tel:403-887-1237">403-887-1237</a>
<b>Firm Address:</b> 204, 25 Beju Industrial Drive, Sylvan Lake, T4B 0B6	<b>Firm Fax:</b>
<b>Appt:</b> Use showingtime	
<b>Showing Contact:</b> Kevin Lapp 587-507-3958	<b>List Date:</b> 04/01/2026
<b>Comm:</b> 1.5%	<b>Expiry Dt:</b> 09/25/2026
<b>LB Type/Info:</b> /	<b>With Dt:</b>
<b>Owner Name:</b> Sekura Auctions Ltd.	<b>Ownership:</b> Private
<b>Occupancy:</b>	<b>Exclusion:</b> No
<b>Member Rmks:</b> Full due diligence package available. Four restrictive covenants registered on title: (1) prohibits certain entertainment uses and heavy industrial manufacturing while Leon's operates on the adjacent lot; (2) prohibits large-format furniture, appliance, and electronics retail while Leon's operates; (3) permanent building scheme requiring landscaping, hard-surface parking, and architectural standards on road-facing buildings — no expiry; (4) prohibits all self-storage and mobile storage uses while Bluebird Storage operates on the adjacent lot.	<b>SRR:</b> No

**Printed Date:** 04/01/2026 3:27:29 PM



**Kevin Lapp**  
REALTOR®

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).



Kevin Lapp  
REALTOR®

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### Property Marketing History

List ID: [A2293902](#)

List Office: eXp Realty - Sylvan Lake

Status: Active

DOM: 0

[19 McKenzie Drive Rural Red Deer County, AB T4S 2H4](#)



Price

\$2,550,000.00

Activity

New Listing

Pr History

\$2,550,000

Ch Type

New Listing

When Chgd

04/01/2026

List ID: [A2072536](#)

List Office: eXp Realty

Status: Sold

DOM: 85

[19 McKenzie Drive Rural Red Deer County, AB T4S2H4](#)



Price

\$2,205,000.00

Activity

Sold

Pr History

\$2,205,000

Ch Type

(\$2,205,000)

When Chgd

11/08/2023

\$4,311,000.00

New Listing

\$4,311,000

New Listing

08/15/2023



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