

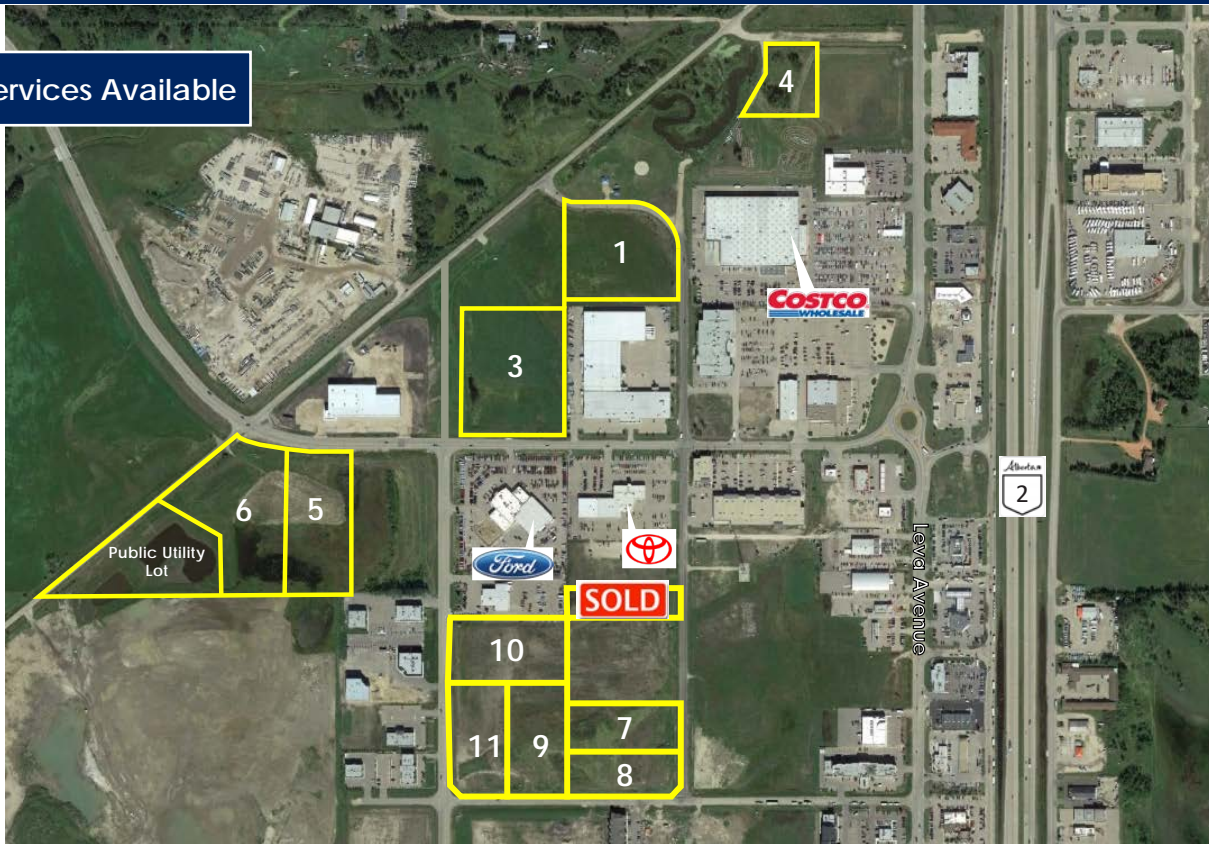
FOR SALE

Gasoline Alley - Red Deer County



SALOMONS COMMERCIAL

Full Services Available



Ref	Address	Lot	Block	Lot Size	Price/Acre	Zoning	Status	Lot Price
1	362 Liberty Avenue	2	3	4.74 Acres	\$650,000	C2 - General District	Available	\$3,081,000
3	416 Lantern Street	8	3	5.93 Acres	\$750,000	C2 - General District	Available	\$4,447,500
4	377 Leva Avenue	14	2	2.24 Acres	\$650,000	C2 - General District	Available	\$1,456,000
5	560 Lantern Street	3B	5	6.70 Acres	\$750,000	R5 - Comprehensive Residential District	Available	\$5,025,000
6	566 Lantern Street	4B	5	2.64 Acres	\$750,000	R5 - Comprehensive Residential District	Available	\$1,980,000
7	334 Liberty Avenue	4	6	2.50 Acres	\$650,000	CTC - Comprehensive Town Centre	Available	\$1,625,000
8	330 Lake Street	5	6	2.50 Acres	\$750,000	CTC - Comprehensive Town Centre	Available	\$1,875,000
9	218 Lake Street	6	6	2.52 Acres	\$750,000	CTC - Comprehensive Town Centre	Available	\$1,890,000
10	340 Laura Avenue	15	6	3.76 Acres	\$750,000	CTC - Comprehensive Town Centre	Available	\$2,820,000
11	222 Laura Avenue	16	6	3.09 Acres	\$750,000	CTC - Comprehensive Town Centre	Available	\$2,317,500
12	344 Liberty Avenue	18	6	1.64 Acres	\$650,000	CTC - Comprehensive Town Centre	Sold	-

Salomons Commercial

#103, 4315 - 55 Avenue

Red Deer | AB | T4N 4N7

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Gasoline Alley: Located in Red Deer County, just south of the City of Red Deer and easily accessible to Red Deer Residents. Major anchors of Gasoline Alley are Costco, Trail Appliances, Hampton Inn and Suites, Staples, Galaxy Cinemas, Princess Auto, Westridge Cabinets, Red Deer Toyota and Cam Clark Ford.

At Gaetz Avenue, a new larger span bridge will replace the existing bridge. The new bridge will span both Highway 2 and the North C-D road, providing safer access to Highway 2 and the opportunity for local traffic to access Gasoline Alley from the North end. A new roundabout will provide free flowing access to Leva Avenue and Waskasoo Avenue. The current access road on to Gasoline Alley will be closed once completed. Construction has begun, with estimated completion Fall 2018.

Zoning:	Permitted Uses:
C2 - General Commercial District:	Automotive Sales, Repair, Gas Bar or Rental, Casino, Commercial Recreation Facility, Financial Institution, Hotel, Retail, Restaurant, Office Use.
CTC - Comprehensive Town Centre:	Appartments, Automotive Sales, Financial Institution, Hotel, Personal Service Facility, Retail, Office Use, Commercial Recreation Facility.
R5 - Comprehensive Residential District:	Appartment, Duplex, Community Recreation Facility, Food and Beverage Service Facility, Minor Retail Store, Office Use.



