



# FOR SALE/LEASE

518 LAURA AVENUE  
RED DEER COUNTY, AB



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# PROPERTY SUMMARY

Salomons Commercial is pleased to offer for sale or lease a freestanding office building located at 518 Laura Avenue in Red Deer County. Situated in the heart of Gasoline Alley West—one of Central Alberta's most active and strategically positioned commercial corridors—this professional office facility provides 7,747 square feet of space on a 1.5-acre parcel.

Constructed in 2014, the building features a functional main-floor office layout with upper-level storage, abundant surface parking, and significant undeveloped land on the west portion of the site, offering potential for future expansion. The property is easily accessed from both Highway 2 (QEW) and Highway 2A, providing strong visibility and regional connectivity.

The current tenant will be vacating the premises, making the property available for occupancy. Surrounded by significant commercial and residential developments, including Costco, Liberty Landing, and the Gasoline Alley Farmers' Market, this offering is well-suited for owner-users, tenants, or investors seeking a well-located and flexible office asset. Possession is negotiable.

**SALE PRICE**  
\$2,790,000

**MUNICIPAL ADDRESS**

518 Laura Avenue, Red Deer County, AB

**LEGAL DESCRIPTION**

Plan 0720264, Block 3, Lot 6

**ZONING**

C2 - General Commercial District

**RENTABLE AREA**

7,747 SF

**SITE AREA**

1.5 Acres

**NO. PARKING STALLS**

31

**YEAR BUILT**

2014

**LEASE RATE**

\$27.00 PSF

**ADDITIONAL RENT**

\$9.52 PSF

**POSSESSION**

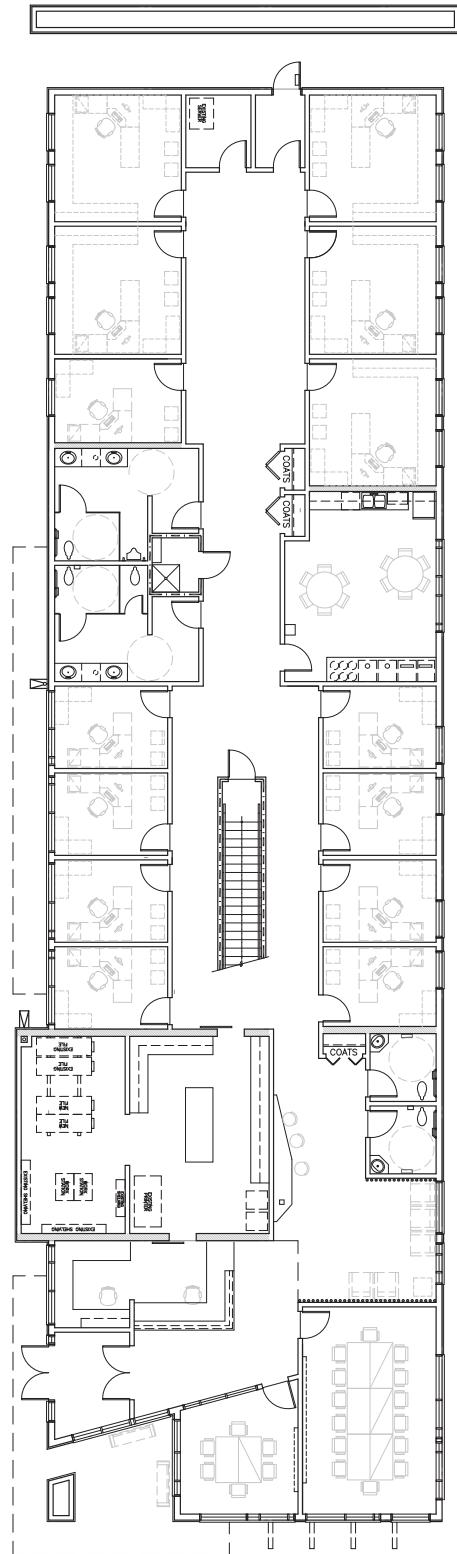
Negotiable

**PROPERTY TAXES**

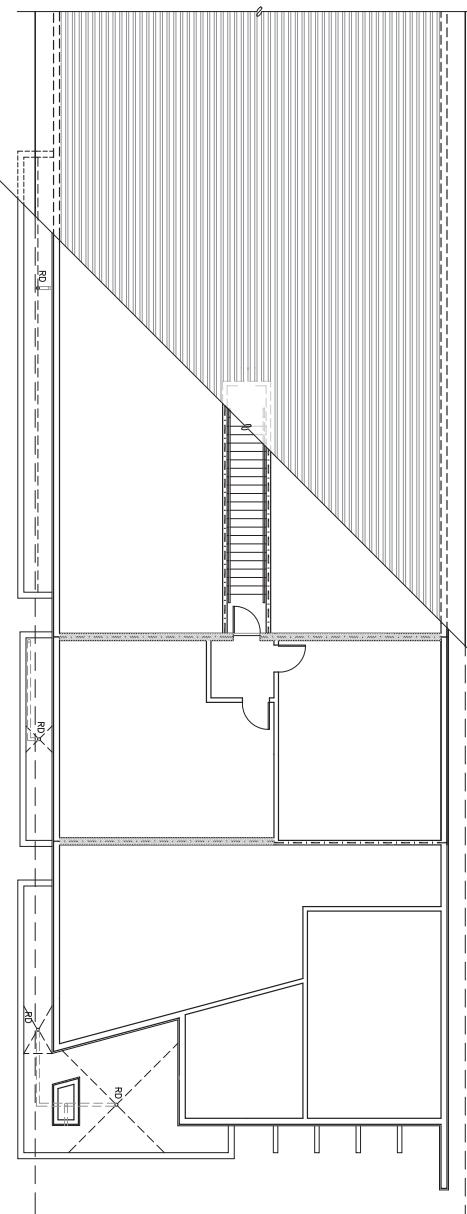
\$45,415 (2025)

# BUILDING PLANS

518 Laura Avenue | 3



MAIN FLOOR



MEZZANINE



# EXPANSION PLANS

## CURRENT



## FUTURE DEVELOPMENT





## LOCATION OVERVIEW

The subject property is located in Gasoline Alley West, a rapidly evolving commercial and residential hamlet in Red Deer County. It benefits from proximity to the new Liberty Landing residential development, and is surrounded by numerous retail, service, and entertainment amenities such as Costco, Staples, Cineplex, Cam Clark Ford, the Gasoline Alley Farmers' Market, and Gasoline Alley Law Group. The site enjoys excellent accessibility via Highway 2 (QEII) and Highway 2A, making it a prime location in Central Alberta's commercial corridor.

### Gasoline Alley West & Surrounding Developments

Gasoline Alley West, including Liberty Landing, was officially designated a hamlet in October 2018 to support further residential and mixed-use development.

Liberty Landing, a new master-planned residential community offering single family homes, duplexes, and townhomes. It is situated just south-west of Gasoline Alley's commercial core.

Gasoline Alley West is transitioning from purely service/retail/industrial use toward a hybrid live-work community. Sidewalks, transportation access (bus service to Red Deer and Springbrook), mixed-use developments are part of the growth plan.



#### TRADE AREA

134,645 people (includes Red Deer)



#### MEDIAN HOUSEHOLD INCOME

\$94,000



#### MEDIAN AGE

46



#### DIVERSE ECONOMY

62,224 jobs provided by over 4,000 businesses



#### TRAFFIC COUNT (QEII HIGHWAY)

over 43,000 vehicles daily

# Central Alberta's Ambassador for Commercial Real Estate



**SALOMONS**  
COMMERCIAL

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