

FOR SALE/LEASE

518 LAURA AVENUE
RED DEER COUNTY, AB



SALOMONS
COMMERCIAL

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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)

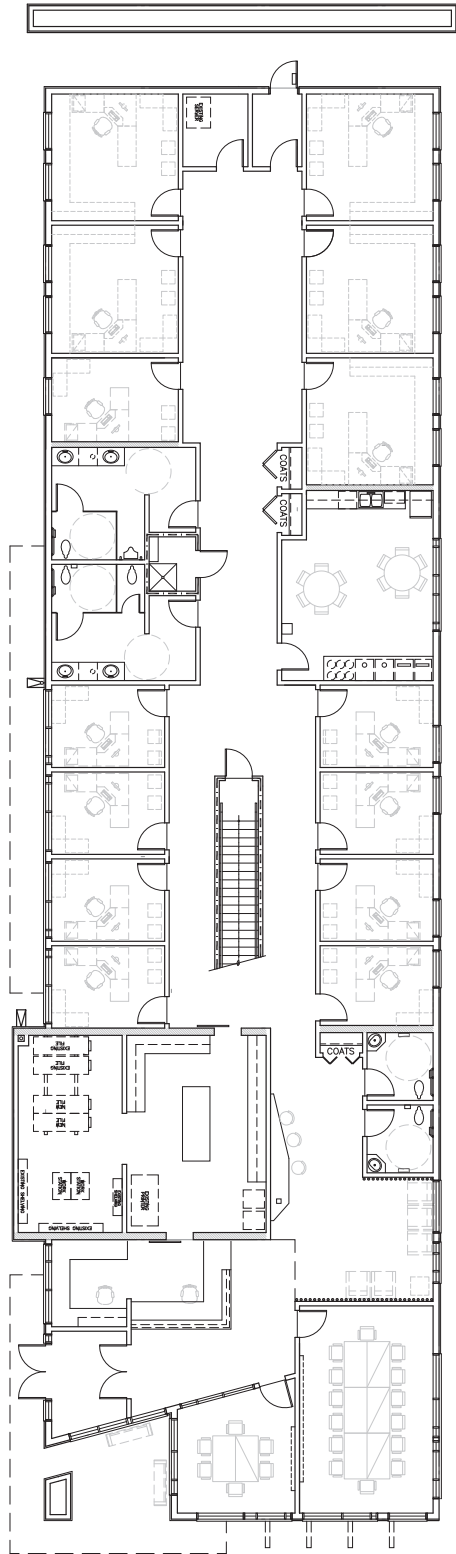
PROPERTY SUMMARY

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.

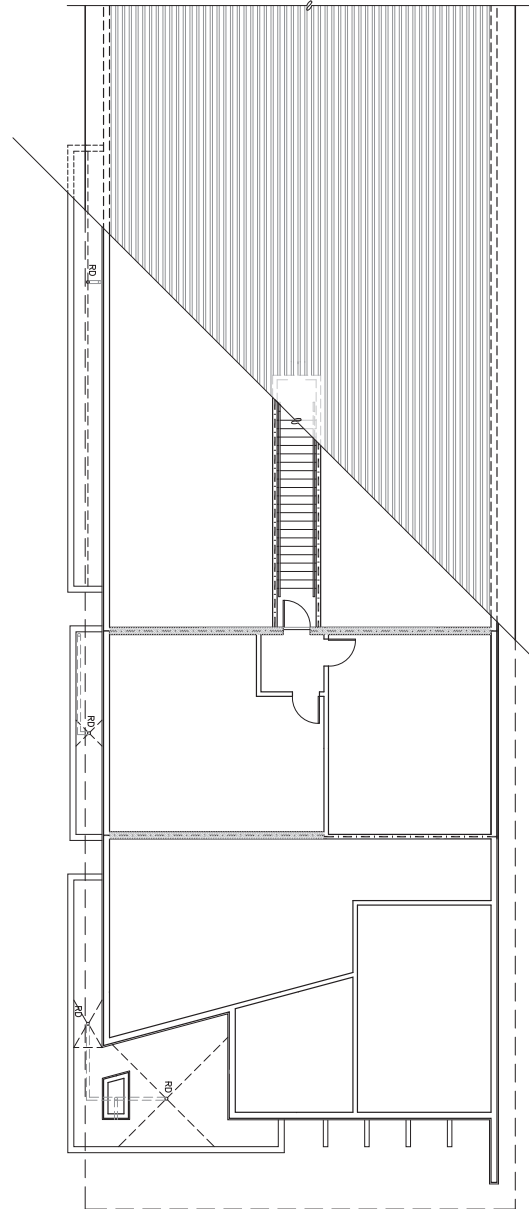
Constructed in 2014, the building features a functional main-floor office layout with upper-level storage, abundant surface parking, and significant undeveloped land on the west portion of the site, offering potential for future expansion. The property is easily accessed from both Highway 2 (QEI) and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

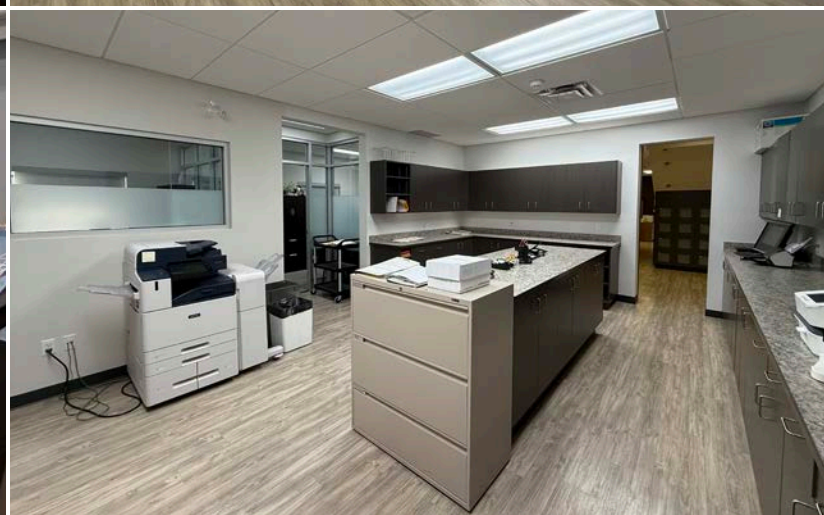
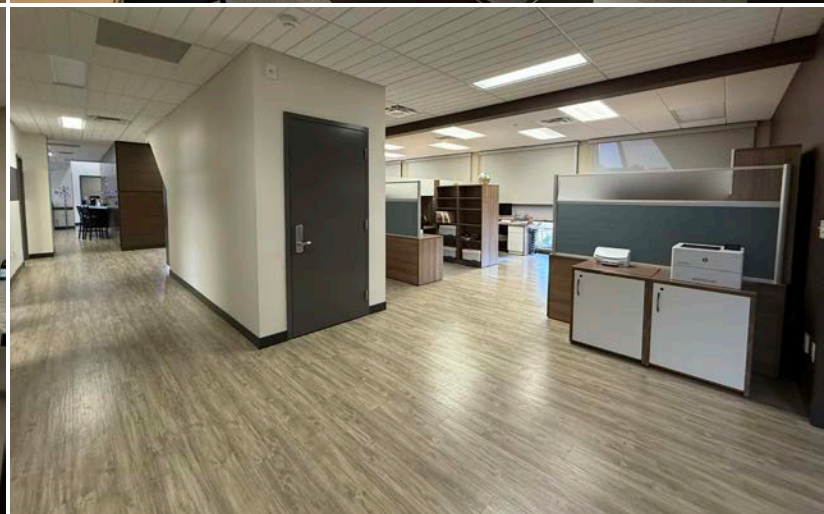
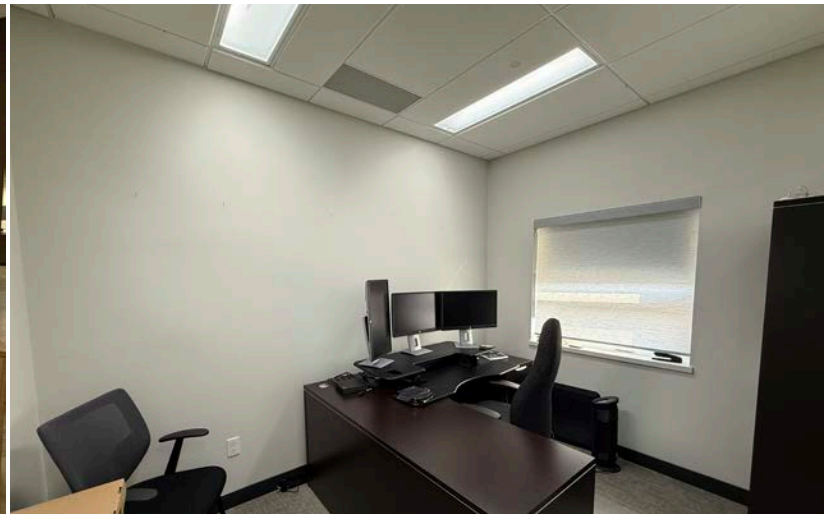
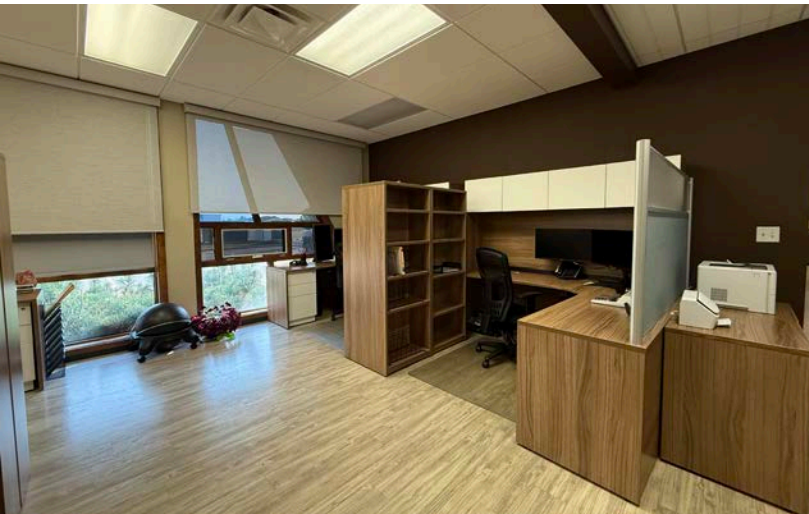
BUILDING PLANS



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



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