



SALOMONS
COMMERCIAL

FOR SALE

2901 - 2929 GAETZ AVENUE

RED DEER, AB



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COMMERCIAL

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ABOUT THE PROPERTY

Salomons Commercial is now accepting offers to purchase on the former site of the Black Knight Inn. The site is a 2.63 acre lot situated on a major arterial road in the heart of Red Deer's south retail node. It's located at the controlled intersection of 30th Street and Gaetz Avenue and is just south of one of Red Deer's busiest intersections (32nd Street). Minutes away from all major retailers including Canadian Tire, Walmart, Home Depot, Lowes, and Hudson's Bay, this site can be redeveloped into a variety of uses including anchor box, general retail, hotel, mixed-use, medical, and multi-family. The property is ideally situated between residential communities, parks and Red Deer's busiest retail mall.

This unique commercial development opportunity gives the purchaser a host of options with its C-4 zoning (Commercial Major Arterial). The property has been subdivided into 3 lots.

DETAILS



Location

Gaetz Avenue



Legal Description

Plan 0123609, Block 14, Lot 12 (2901 Gaetz);
Plan 2221525, Block 14, Lot 14 (2929 Gaetz)



Zoning

C4 - Commercial (Major Arterial)
District



Parcel Size

2.63 Acres



Price

\$2,100,000/Acre

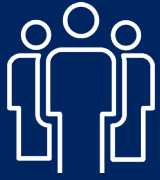


Possession

Q4 2022

SITE PLAN





101,002

RED DEER POPULATION



20,000+

VEHICLES DAILY



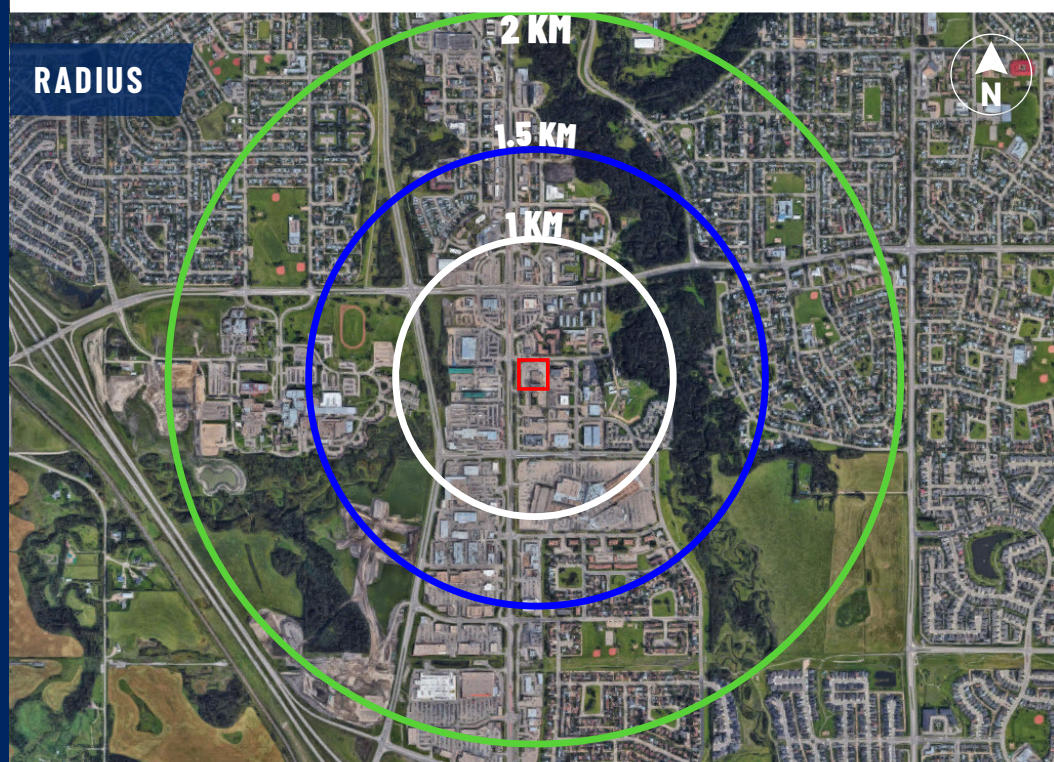
\$99,110

MEDIAN HOUSEHOLD INCOME

SITE AREA



RADIUS



SURROUNDING AMENITIES





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