



“14.58 Acres of Prime Commercial Land in Gasoline Alley –
High-Visibility Corner with Zoning Flexibility & Income Potential”

FOR SALE

345 Liberty Avenue Rural Red Deer County, AB



25 Beju Ind. Dr #204, Sylvan Lake, AB
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PROPERTY OVERVIEW

Location	Liberty Avenue & Lake Street, Gasoline Alley, Red Deer County, Alberta
Legal	Lot 17, Block 7, Plan 0941444
Size	14.58 acres (635,104 sq. ft.)
Zoning	C-8 – Commercial Core District
List Price	\$3,500,000
Commission Structure	5% on the first \$100,000 and 1.5% on the balance



PROPERTY HIGHLIGHTS

Exceptional corner location in Gasoline Alley with dual frontage on Liberty Avenue and Lake Street. The site offers high visibility, direct access to Highway 2 (QEII), and is surrounded by national retailers, hotels, and service operators. As Central Alberta's fastest-growing hub, Gasoline Alley continues to expand with strong commercial, industrial, and residential development.

- 14.58 acres of flat, development-ready land in a proven high-growth area.**
- Clean Phase I Environmental Site Assessment** – no contamination, no Phase II required.
- Site improvements:** fill added in low areas; awaiting geotechnical drill report for soils.
- Encumbrances:** standard utility ROWs (ATCO, Fortis), County development agreement, Rogers lease caveat.
- Additional Income:** Rogers telecommunications tower lease generating approx. \$22,000/year in rental revenue.
- Municipal Services:** full services to property line.

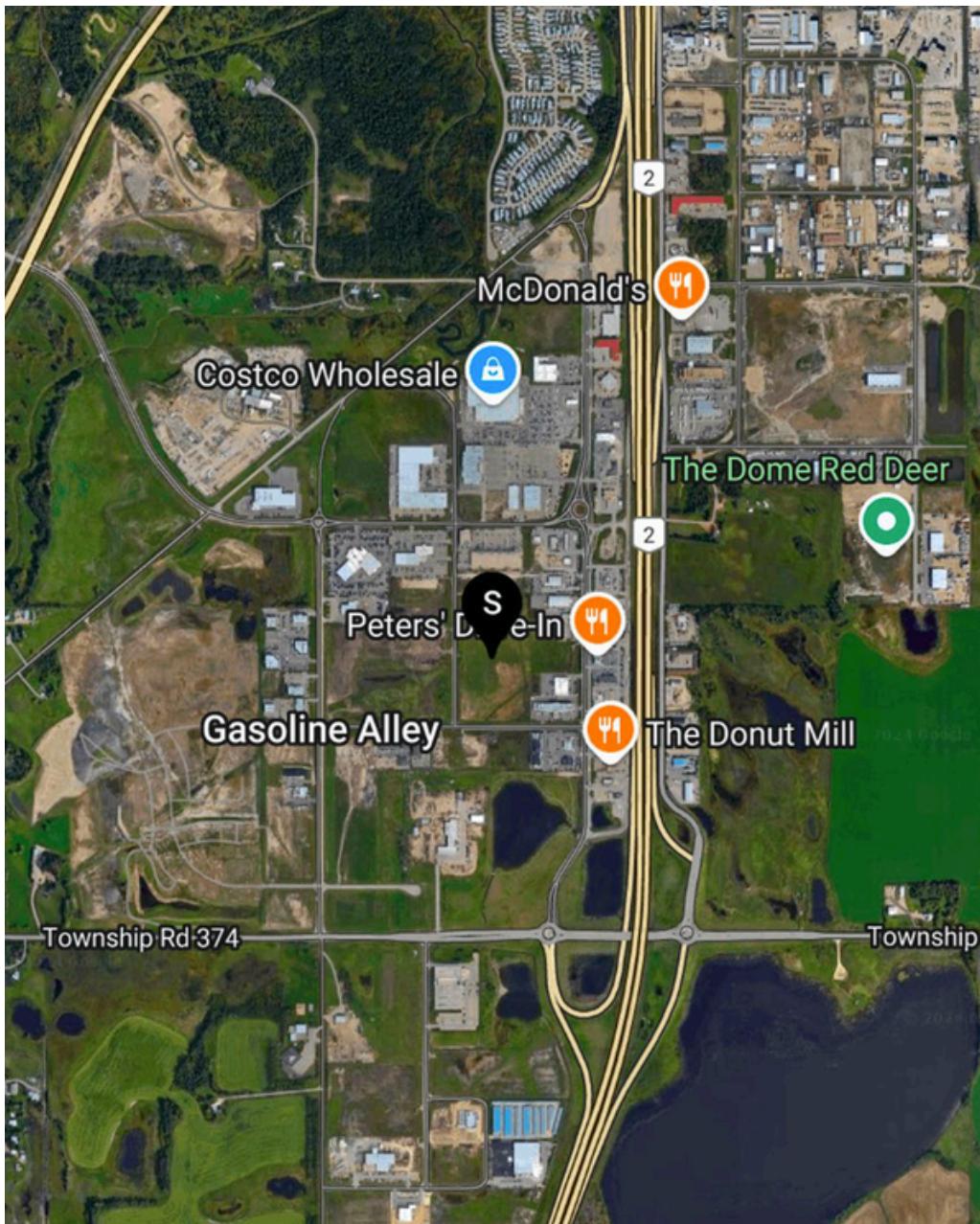


VALUATION & MARKET POSITIONING

- This parcel is being positioned at **\$3.5M (\$240k per acre)**, reflecting its size, location, and additional lease income.
- Marketing at this level will attract developers, investors, and potentially institutional groups looking for a large, flexible commercial site in Central Alberta.
- 14.58 acres prime commercial land in Gasoline Alley.
- C-8 zoning supports wide variety of retail, service, and professional uses.
- Surrounded by Costco, Cineplex, Hampton Inn, Toyota, and national retailers.
- Clean Phase I ESA and site improvements completed.
- Additional rental income of ~\$22,000/year from Rogers cell tower lease.

ZONING (C-8 COMMERCIAL CORE DISTRICT)

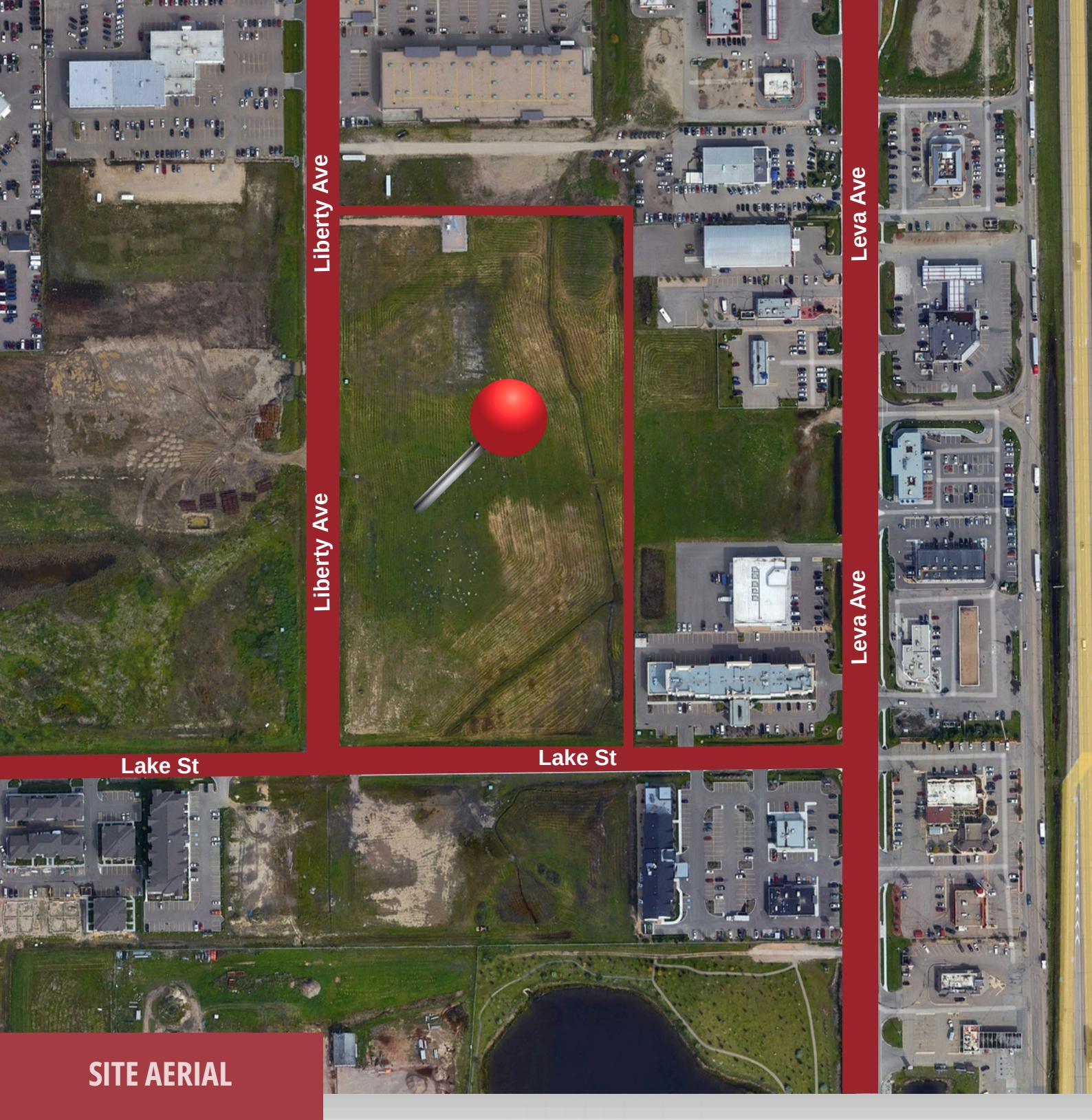
- Provides for a wide variety of retail, service commercial, and professional uses.
- **Permitted uses include:** financial institutions, retail (major & minor), food & beverage facilities, offices, professional and personal services, government services, and social care facilities.
- **Discretionary uses include:** larger food & beverage, hotels, live/work units, community facilities, and indoor recreation facilities.



Neighborhood Map

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PERMITTED USES

- Financial Institution
- Food and Beverage Service Facility, for less than 100 occupants and 120 m² of public space
- Energy Vehicle Charging Station
- Government Service
- Lease Bay Building/Commercial Retail Unit
- Multi-attached dwelling, second story and above
- Office
- Personal Service Facility
- Public Utility
- Retail Store - Minor
- Signs
- Social Care Facility
- Solar Energy Devices

DISCRETIONARY USES

- Above Ground Parkade
- Accessory Buildings and Uses
- Apartment, second storey and above
- Community Facility
- Commercial Recreation Facility - Indoor
- Food and Beverage Service Facility, for greater than 100 occupants and 120 m² of public space Hotel, for less than 30 rooms.
- Live/Work Units, second storey and above
- Private Club
- Day Care Facility

Cannabis Retail Sales

LOCATION ADVANTAGES

- **Prime Commercial Location** – Situated at the corner of Liberty Avenue and Lake Street in Gasoline Alley, this site benefits from dual frontage, strong visibility, and placement within Central Alberta's most dynamic growth hub.
- **Highway 2 (QEII) Exposure** – Excellent access to Alberta's busiest north/south transportation corridor between Calgary and Edmonton, ensuring strong traffic counts and regional connectivity.
- **Established Growth Node** – Gasoline Alley has become a proven commercial, industrial, and residential center, attracting steady investment and sustained development momentum.
- **Surrounded by National Tenants** – Neighbours include Costco, Cineplex, Hampton Inn, Red Deer Toyota, KFC, Staples, and numerous regional operators, creating a thriving commercial ecosystem.
- **Flexible Zoning (C-8)** – Commercial Core District zoning supports a wide range of uses including retail, office, hospitality, food & beverage, professional services, and recreation, enhancing development potential.
- **Full Municipal Servicing** – Water, sewer, and utilities available to the property line, reducing upfront development costs and timelines.

Get in touch

For More Information or to Schedule a Site Visit



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