

DEVELOPMENT OPPORTUNITY

FOR SALE

GASOLINE ALLEY, RED DEER

2x LOTS AVAILABLE



PRICED AT \$500,000 PER ACRE

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

PROPERTY DETAILS



LOCATION

Gasoline Alley, Red Deer County



SALE PRICE

Lot #1 - **\$1,120,000** /\$500,000 Per Acre
Lot #2 - **\$1,012,500** /\$450,000 Per Acre



PROPERTY SIZE

Lot #1 - 2.24 acres
Lot #2 - 2.25 acres



LEGAL DESCRIPTION

Plan: 0941444, Block: 7 Lots: 2&3



PROPERTY TAX

Lot #1 - Estimated at \$6,888.47
Lot #2 - Estimated at \$7,768.79



ZONING

C7 - Commercial



THE PROPERTY

GASOLINE ALLEY

5 Acres of land ready for development in Gasoline Alley. 2x lots available on Lake Street, one is 2.24 acres and the other is 2.25 acres. You won't want to miss an opportunity to build in one of the fastest growing areas of Red Deer County. Direct exposure to Highway 2A, located behind the busiest road in Gasoline Alley, Leva Avenue.

LOCAL AMENITIES



Gasoline Alley in Red Deer

Red Deer is a city with a population around 100,000 and is located about halfway between Edmonton and Calgary. Gasoline Alley is located just minutes from downtown Red Deer on the south end and is a predominantly commercial and light industrial area located along Alberta Highway 2.

403.986.7777



WWW.REDDEERCOMMERCIAL.COM

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/ TENANT

RE/MAX
COMMERCIAL
PROPERTIES

CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

DONNA CLARK
Licensed Assistant/
Office Manager
donna@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/
Marketing Director
annika@remaxcprd.com

RE/MAX
COMMERCIAL
PROPERTIES

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com