

7171 Gaetz Avenue

Red Deer AB

PRIME RETAIL LAND LEASE OPPORTUNITY IN RED DEER



Property Details

- Exceptional exposure in a high-traffic corridor, drawing from a 300,000+ population trade area
- One of the final developable parcels along Gaetz Avenue, positioned at a prominent signalized corner within a fully built-out, high-performing retail corridor with excellent visibility and full movement access
- Located along one of Red Deer's busiest commercial arteries, surrounded by national retailers, service providers, and daily-needs anchors with established traffic patterns
- Red Deer serves as a key regional hub between Calgary and Edmonton, drawing from a broad and consistent trade area
- Flexible development potential suitable for QSR with drive-thru, gas and convenience uses, car wash, medical, and general retail
- Long-term land lease opportunity allowing tenants to secure a premier location without upfront land acquisition, ideal for market entry, relocation, or expansion



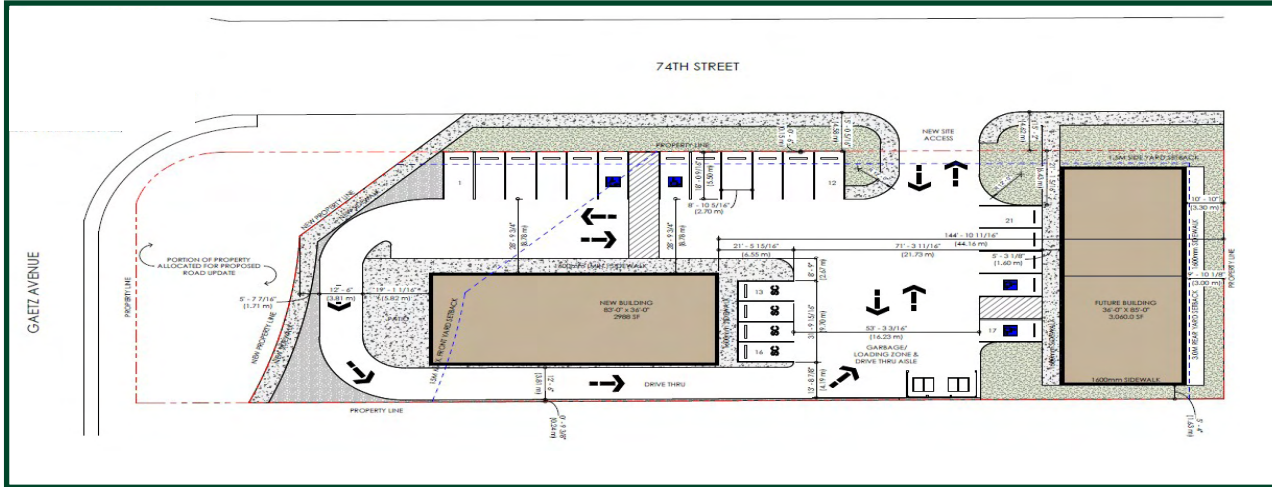
Details

Size:	30,056 sq. ft.
Property Taxes (2025 est.):	\$17,228
Zoning:	C-4 Major Arterial Commercial Zone
Available:	Immediate

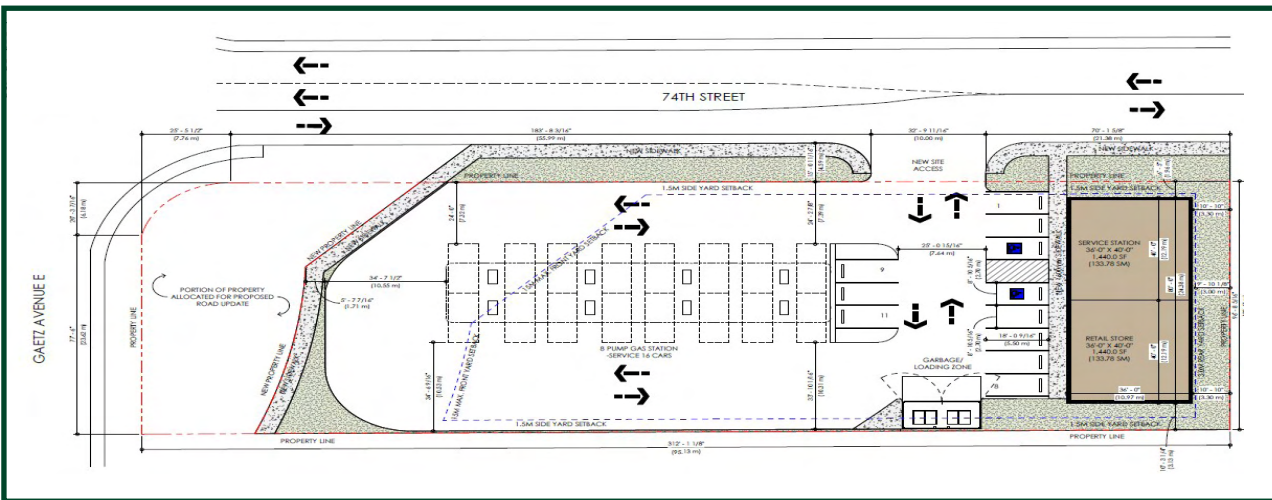


Site Design Options

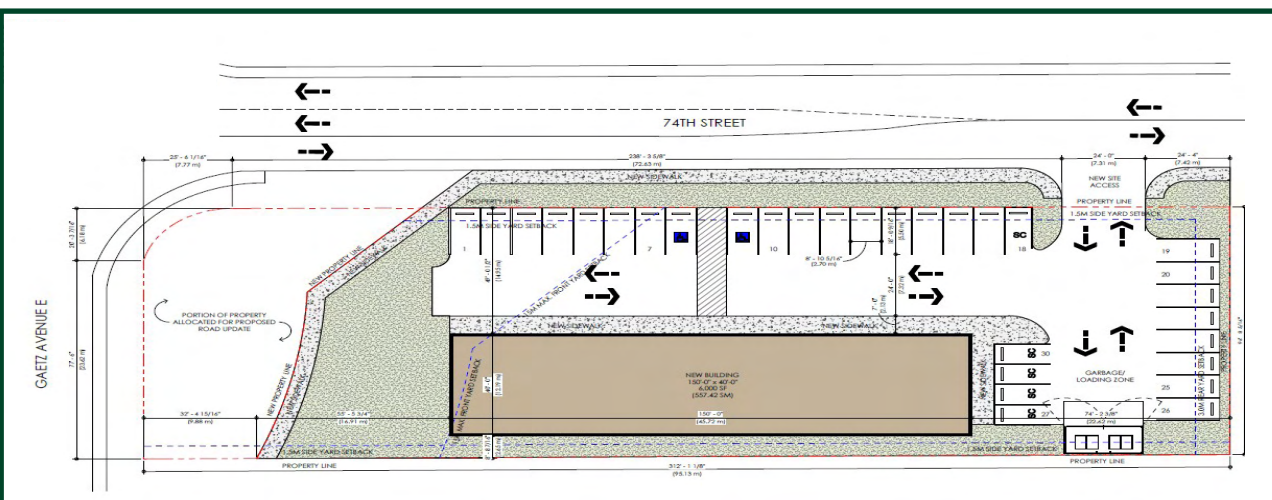
The site offers a range of flexible design opportunities supported by zoning that permits a diverse mix of commercial and mixed-use development.



SITE PLAN - OPTION 1



SITE PLAN - OPTION 2



SITE PLAN - OPTION 3

Surrounding Tenants



Area Demographics



Daytime population of 73,976 within 5 km, supporting strong daily traffic and activity

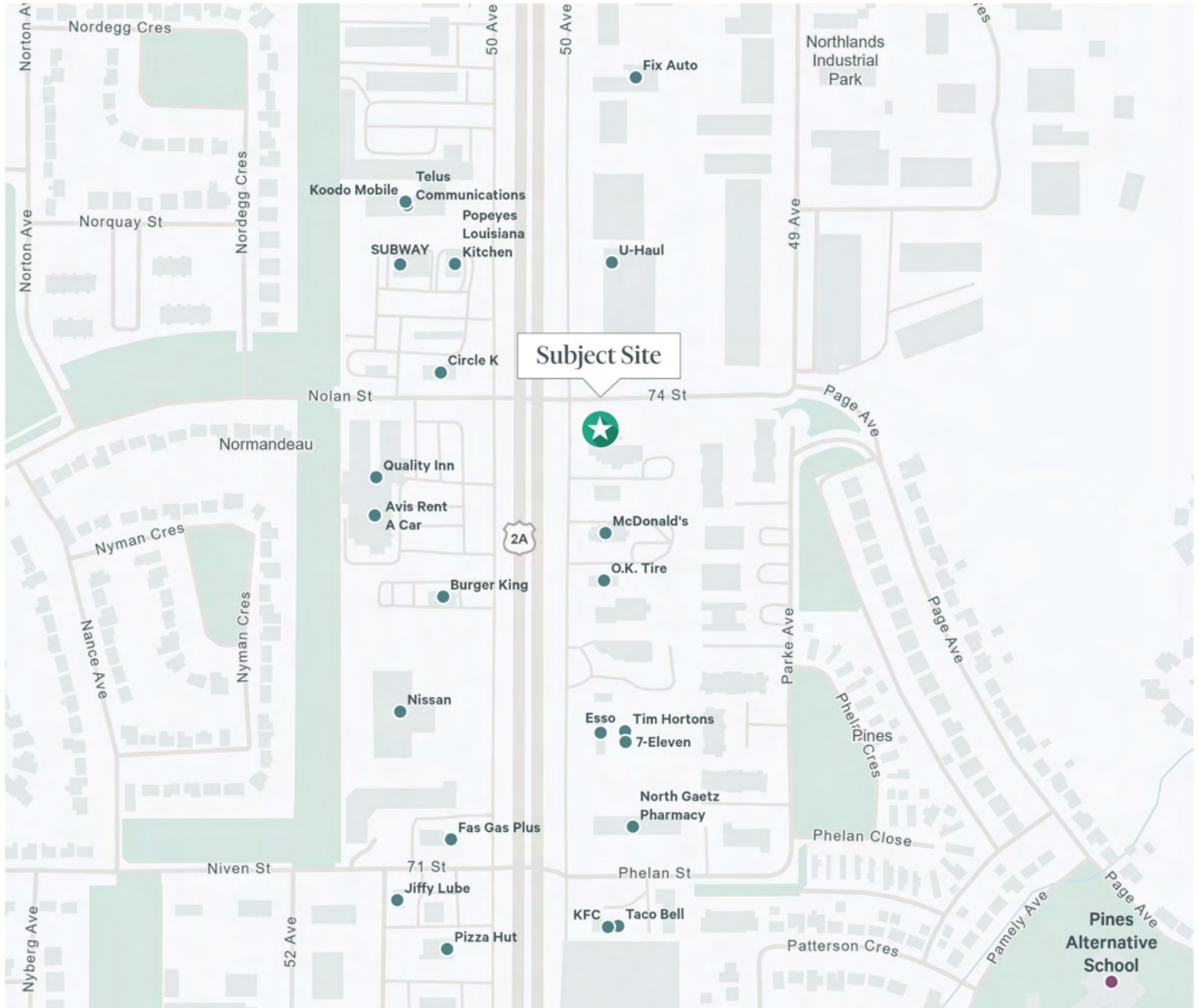


Approximately 32,000 vehicles per day along Gaetz Avenue



Average household income of \$112,079 (2025 estimate) within 5 km, indicating solid purchasing power

Site Location



Contact Us

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