

RETAIL PROPERTY IN GASOLINE ALLEY FOR SALE

135 Leva Avenue
Red Deer County, AB

**FULLY
LEASED**

Tempo *Smitty's*



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LOCAL
EXPERTISE
MATTERS




Gasoline Alley

Located immediately south of Red Deer's city limits in Red Deer County, Gasoline Alley Business Park consists of both light industrial and commercial uses. The subdivision is split by Highway 2, also known as the Queen Elizabeth II which is the busiest highway in the province of Alberta.

The area began as a simple traffic stop for commuters travelling through central Alberta but has since become more of a destination than just a stop.

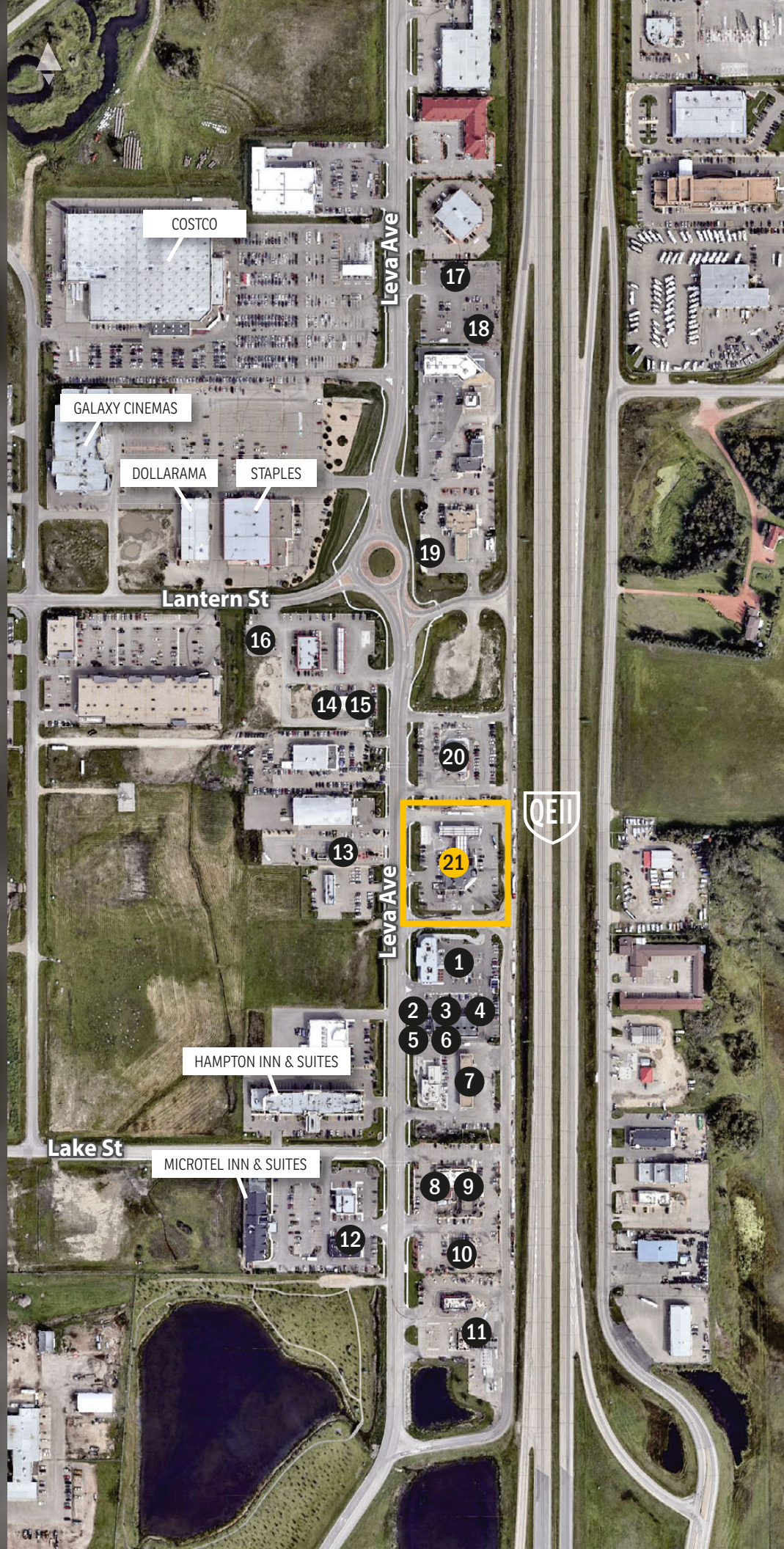
With a multitude of retail of retail services and a growing population, Gasoline Alley is in a growth phase. Over \$10 million invested in intersection upgrades in 2021.

Demographics (5km radius)

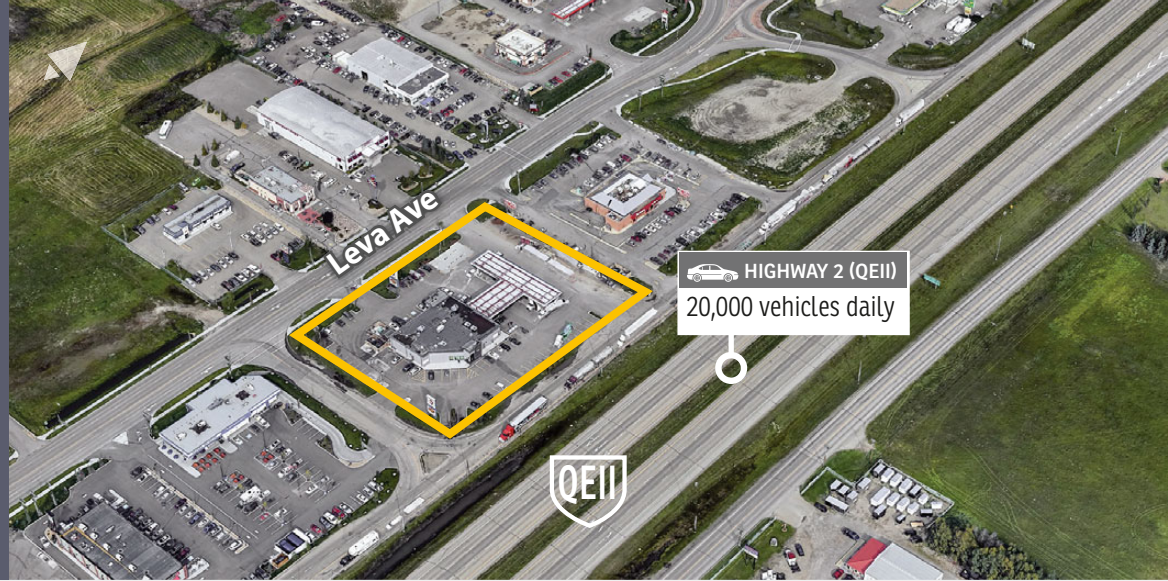
 Population 18,128	 Average Household Income \$124,269
 Median Age 40.4	

Restaurants/QSR/Gas Stations

- 1 Peters' Drive-in
- 2 Edo Japan
- 3 OPA of Greece
- 4 The Chopped Leaf
- 5 FOUR20
- 6 Share-a-Tea Gallon Milk Tea
- 7 Shell
- 8 Glenn's Restaurant & Gift Shop
- 9 Lorna May's Tea Garden
- 10 The Donut Mill
- 11 Esso
- 12 Boston Pizza
- 13 KFC
- 14 Starbucks
- 15 Booster Juice
- 16 Subway
- 17 Ricky's All Day Grill
- 18 Fatburger
- 19 A&W
- 20 Tim Horton/Wendy's
- 21** Tempo/Smitty's **Subject Property**



- » Excellent highway exposure – over 20,000 vehicles pass by daily on Highway 2 (QEII).
- » Future Supercharger destination (16 Superchargers)
- » Plenty of parking
- » Desirable tax rates



PROPERTY INFORMATION

MUNICIPAL ADDRESS: 135 Leva Avenue

COUNTY: Red Deer County

SUBDIVISION: Gasline Alley Business Park

LEGAL DESCRIPTION:

Plan 0125513; Block 1; Lot 11A

Excepting Thereout All Mines and Minerals

LAND USE DESIGNATION: C-3

SITE AREA: 1.91 acres (83,200 sq. ft.)

BUILDING C-store: 1,968 sq. ft.

AREAS: Restaurant: 4,575 sq. ft.

Lounge: 1,392 sq. ft.

FINANCIAL INFORMATION

TENANCY:

Tempo Gas Station & Convenience Store and Smitty's Restaurant & Lounge

2024 ASSESSMENT:

\$4,383,380

2024 TAXES:

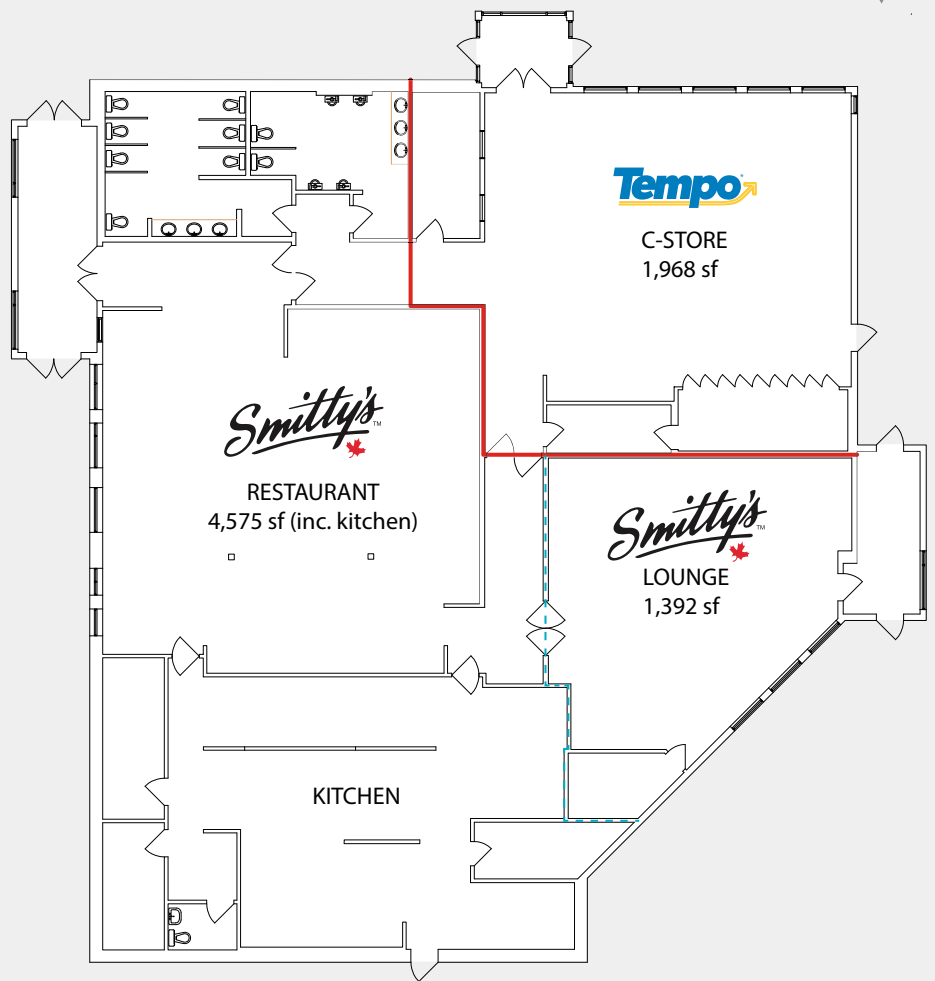
\$70,998.48

INCOME AND EXPENSES:

A detailed report of existing income and updated expenses is available to qualified purchasers upon registration and signing of a Confidentiality Agreement.

PRICE:

\$3,750,000





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