

SABLE REALTY



1,967 SF Unit Adjacent to QEII Highway in High Traffic Gasoline Alley

GASOLINE ALLEY CENTRE WEST

179 Leva Avenue, Red Deer County, Alberta

NOAH ISSA
Vice President
780-236-5723
noah@sablerealty.ca

ALI SHABEN
President, Broker/Owner
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
Associate
780-807-6597
msalem@sablerealty.ca



For Lease Final 1,967 SF Unit in Gasoline Alley Centre West

Final 1,967 SF available at Gasoline Alley Centre West, located in the heart of Gasoline Alley, one of Central Alberta's busiest retail and service destinations with excellent exposure to the QEII Highway. The centre is surrounded by major traffic drivers including Costco, Staples, and Cineplex, and features Tesla Superchargers on site - the only charging station between Edmonton and Calgary, generating consistent daily traffic and extended customer dwell time. The space is well suited for a variety of retail, food & beverage, personal service, office, or financial service uses, and is available immediately with competitive market lease terms.

PROPERTY DETAILS

Address	179 Leva Avenue, Red Deer County, AB
Legal Description	Plan 1424982, Block 2, Lot 17
Zoning	C2 - General Commercial District

Unit 102B (Formerly Pet Planet)

Size	1,967 SF
Base Rent	Market
Additional Rent	\$12.24 PSF (2026 Estimate, Utilities Included) Tenant Improvement Allowance: Negotiable
Available	Immediately

GASOLINE ALLEY AMENITIES



Refueling
Multiple Gas Stations



Rest & Refreshments
Rest Stops & Restaurants



Connecting Roads
To Provincial Parks



Electric Charging
Stations for Electric Cars



FOR LEASE
179 Leva Avenue,
Red Deer County AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY

Zoning: General Commercial District (C-2)

Permitted Uses	Discretionary Uses
Accessory Building and Accessory Use	Funeral Home
Automotive and Minor Recreation Vehicle Sales /Rentals	Government Service
Automotive Gas Bar	Hotel
Automotive Repair – Minor	Lease Bay Building/ Commercial Retail Unit
Automotive Service Station	Motel
Automotive Wash - Minor	Office
Casino	Personal Service Facility
Commercial Recreation Facility – Indoor	Public Utility
Crematorium	Retail Store – Major
Electric Vehicle Charging Station	Retail Store – Minor
Financial Institution	Signs
Food and Beverage Service Facility	Solar Energy Devices
	Cannabis Retail Sales
	Data Processing Center
	Day Care Facility (2024/26.11)
	Manufacturing, Processing or Assembly Facility (clean industry only, no outdoor storage, with a retail outlet)
	Recycle Depot
	Veterinary Clinic
	Warehousing and Storage – limited to self storage
	Warehouse Sales

ABOUT GASOLINE ALLEY

Attractive Tax Rates

Businesses located in Gasoline Alley benefit from great highway exposure from the travelling public, with quick access off the highway to amenities. Attractive tax rates, ample parking and a focus on reducing Red Tape for businesses makes Gasoline Alley a premier choice. The Farmers' Market and The Dome sports facility are unique businesses that thrive in the County.

Award Winning Community

Winner for Best Community 2021, Liberty Landing is a large master-planned residential development within Gasoline Alley. It's an exciting NEW community with smart home designs to fit various lifestyles, life stages and budgets. Single family homes, duplex homes and townhomes are offered by a group of innovative and trusted builders.

National & Local Recognition

Gasoline Alley is home to several national and local companies, such as Costco, Red Deer Toyota, Gary Moe Volkswagen, Galaxy Cineplex Theatre, BDO, Trail Appliance, and many restaurants and neighborhood retail amenities.

Estimated 20K people visit daily

Located directly south of the City of Red Deer, along Alberta's busiest transportation corridor, Gasoline Alley offers a significant amount of opportunity for business development and investment. In 2021, over \$10M was invested in intersection upgrades to help keep the high volume of traffic moving efficiently and safely. Gasoline Alley is a community with unprecedented growth which promotes a healthy environment, job creation and business diversity. Over the last few years, Gasoline Alley has attracted the professional services industry: various medical, technical and financial related businesses are at home in Gasoline Alley. There is a 184-unit seniors care facility located in the bustling community as well as a 25,000 ft² Year-Round Indoor Farmers Market with 50 independent vendors from all around Alberta, the Dome is unique multi-sport training facility complex at 107,000 ft². All three developments were previously unavailable in the central Alberta region. Diversification is a focus for the hamlet of Gasoline Alley as it evolves into more of a community than a transportation node.

200

Businesses operating within Gasoline Alley

5K

Plans approved for up to 5K residents

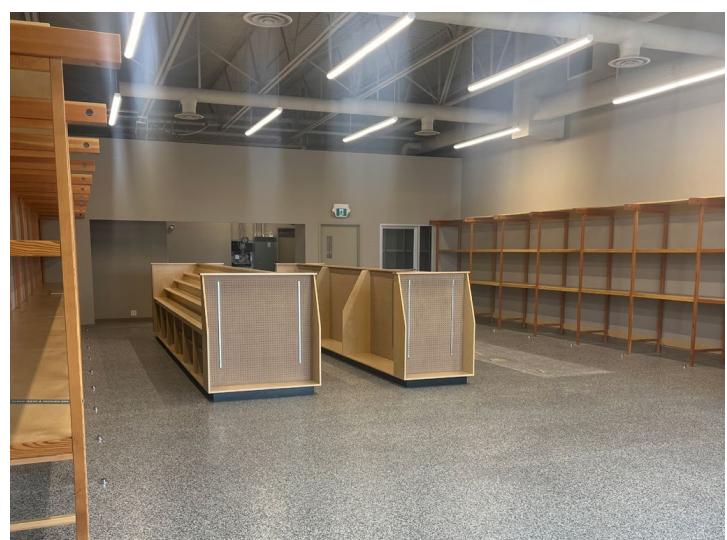
1HR

Population of 300K people within 1 hour drive

2.5M

Access to 2.5M people within 90 minute drive

Unit 102B 1,967 SF



FOR LEASE
179 Leva Avenue,
Red Deer County AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

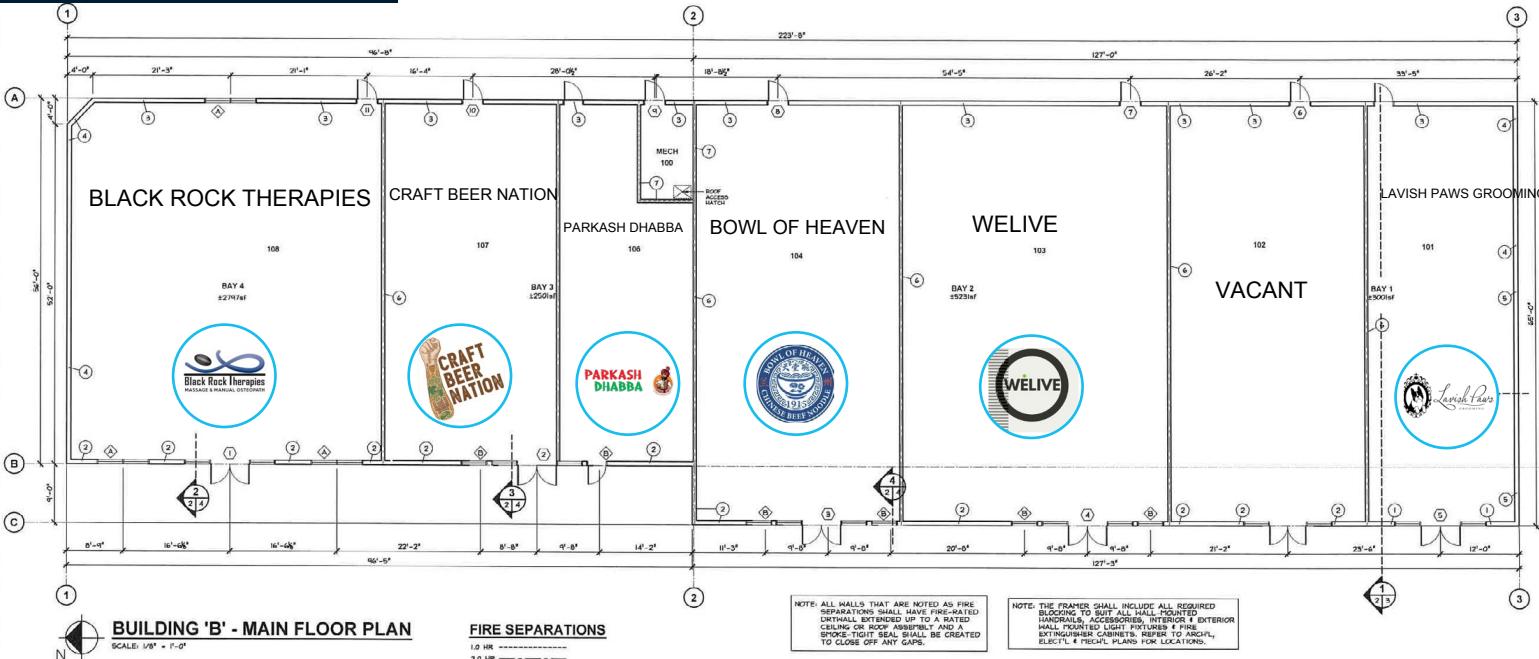
ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY

Unit 102B FLOOR PLAN

ALL INFORMATION AND DRAWINGS IS THE PROPERTY OF THE COORDINATE AND REPRESENTATIVE. DISTRIBUTION AND USE OF THESE DRAWINGS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE PREPARED IS PROHIBITED.



BUILDING 'B' - MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

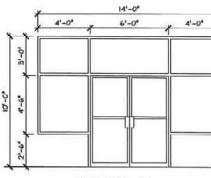
WALL CONSTRUCTION SCHEDULE

①	UP TO 2'-0" A.F.E. EXTERIOR MANUFACTURED STONE VENEER ON PORTAR REED CAP 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL	③	ACRYLIC STUCCO FINISH R/W FIREPROOF MESH (SEE ELEV'S FOR FINISHES AND EXTENTS) 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL
②	2'-0" TO 10'-0" A.F.E. ACRYLIC STUCCO FINISH (SEE ELEV'S FOR FINISHES AND EXTENTS) 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL	④	ACRYLIC STUCCO FINISH R/W FIREPROOF MESH (SEE ELEV'S FOR FINISHES AND EXTENTS) 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL
⑤	10'-0" TO 12'-0" A.F.E. ACRYLIC STUCCO FINISH (SEE ELEV'S FOR FINISHES AND EXTENTS) 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL	⑥	UP TO 12'-0" A.F.E. MANUFACTURED STONE VENEER ON PORTAR REED CAP 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL
⑦	UP TO 2'-0" A.F.E. C/P CONT STONE CAP 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL	⑧	DOOR FINISH 2-LAYERS 6/8" TYPE 'X' DRYWALL 6/8" X 6/8" STEEL STUD #6/0/C 2-LAYERS 6/8" TYPE 'X' DRYWALL ROOF FINISH (1 HR FIRE SEPARATION)
⑨	ABOVE 2'-0" A.F.E. ACRYLIC STUCCO FINISH (SEE ELEV'S FOR FINISHES AND EXTENTS) 1/2" RIGID INSULATION 2 LAYERS OF WATER RESISTANT BARRIER 1/2" TYPE 'X' DRYWALL	⑩	DOOR FINISH 6/8" X 6/8" TYPE 'X' DRYWALL 6/8" X 6/8" STEEL STUD #6/0/C 2-LAYERS 6/8" TYPE 'X' DRYWALL ROOF FINISH (1 HR FIRE SEPARATION)

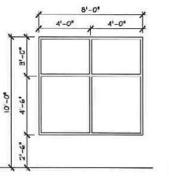
WINDOW SCHEDULE

NO.	SIZE	GLAZING	FRAMES	RATING	TYPE	NOTES
A	10'-0" x 8'-0"	1/2" LITE 1/2" DENGGLASS 1/2" GOLD	1/2" DENGGLASS 1/2" GOLD	U.L.C. LABEL	PICTURE	SEE DETAIL
B	10'-0" x 7'-0"	1/2" LITE 1/2" DENGGLASS 1/2" GOLD	1/2" DENGGLASS 1/2" GOLD	U.L.C. LABEL	PICTURE	SEE DETAIL

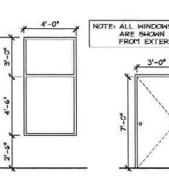
NOTES: 1. WINDOW HARDWARE, STYLE & FINISH SELECTED BY OWNER.
2. ALL KEYING INFORMATION AS SPECIFIED BY OWNER.
3. ALL WINDOWS SHALL BE INSTALLED WITH ALL RESTD PERIMETR FLASHINGS & SEALANTS TO THE EXTERIOR. ENSURE ALL DOORS ARE AIR-TIGHT AND HAVING ALL-ARC & SEALANTS.
4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED AND AIR-TIGHT UNITS U.N.O.
5. COMPLIANT COLOR OF TINTING BY OWNER.
6. DOORS AND EXTERIOR WINDOWS TO SET FLUSH W/ ADJACENT DOOR FRAME (U.N.O.)
7. EFFECTIVE U VALUE OF WINDOWS TO BE 2.2 W/M² OR BETTER.



ENTRANCE DOOR DETAIL
SCALE: 1/4"-1'-0"



WINDOW 'A' DETAIL
SCALE: 1/4"-1'-0"



WINDOW 'B' DETAIL
SCALE: 1/4"-1'-0"



MAN DOOR DETAIL
SCALE: 1/4"-1'-0"

DOOR SCHEDULE

NO.	SIZE	CONST/N/FINISH	FRAMES	HARDWARE	GLAZING	RATING	NOTES
1-5	2'-0" x 7'-0"	1/2" LITE 1/2" DENGGLASS 1/2" GOLD	1/2" DENGGLASS 1/2" GOLD	1/2" DENGGLASS 1/2" GOLD	1/2" DENGGLASS 1/2" GOLD	1/2" DENGGLASS 1/2" GOLD	SEE LOADBearing DOOR DETAIL

NOTES: 1. DOOR HARDWARE, STYLE & FINISH SELECTED BY OWNER.
2. ALL KEYING INFORMATION AS SPECIFIED BY OWNER.
3. ALL DOORS SHALL BE INSTALLED WITH ALL RESTD PERIMETR FLASHINGS & SEALANTS.
4. ALL DOORS TO BE DOUBLE GLAZED AND AIR-TIGHT.
5. EXTERIOR DOORS TO BE DOUBLE GLAZED AND AIR-TIGHT UNITS U.N.O.
6. EXTERIOR TRANSPORT & BIDSLITE GLAZING TO HATCH WINDOWS.
7. FULL GLAZING ALUMINUM DOOR TO HAVE AN EFFECTIVE U VALUE OF 2.0 W/M² OR BETTER
8. STEEL HAN DOORS TO HAVE AN EFFECTIVE U VALUE OF 2.0 W/M² OR BETTER

Axiom
Architecture Inc.
Suite 100 - 1501 Laura Avenue Red Deer County, AB T4E 1A5
Ph. 403.345.3371

COORDINATE ENGINEERING
& ARCHITECTURAL CONSULTANTS
1000 100th Street, Suite 100, Red Deer, Alberta
T4N 1C2 Ph. 403.342.1111 Fax 403.342.1112

RECORD DRAWINGS
RECORD DRAWINGS ARE BASED ON
THE MARKED UP RED ARCHITECTURAL
DRAWINGS SUBMITTED
AUGUST 2001

PROJECT INFORMATION
LEVA AVE. BLDG 'B'
COMMERCIAL
DEVELOPMENT
LOT 17
BLOCK 2
PLAN 142 4842
CIVIL ADDRESS: NORTH LEVA AVENUE
RED DEER COUNTY, ALBERTA

STAMPS:

REVISIONS:

1 2010-03-31 RECORD DRAWING AS BUILT
9 2010-06-21 ISSUED FOR COORDINATION

ISSUE DATE: 07/04/2010

DRAWN BY: COORDIN

DRAWING TITLE: FLOOR PLAN & SCHEDULES

JOB NUMBER: 18.000
DATE: JULY 04 2010
DRAWN BY:

A2 OF 4

FOR LEASE
179 Leva Avenue,
Red Deer County AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY



This document has been prepared by Sable Realty for advertising and general information only. Sable Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Sable Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

FOR LEASE
179 Leva Avenue,
Red Deer County AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY