



**FOR LEASE**

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

# GASOLINE ALLEY CENTRE WEST

179 Leva Avenue, Red Deer County, Alberta

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## 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



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## Zoning: General Commercial District (C-2)

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

## 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 Volkswagon, 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 ft<sup>2</sup> 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 ft<sup>2</sup>. 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

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## Unit 102B 1,967 SF



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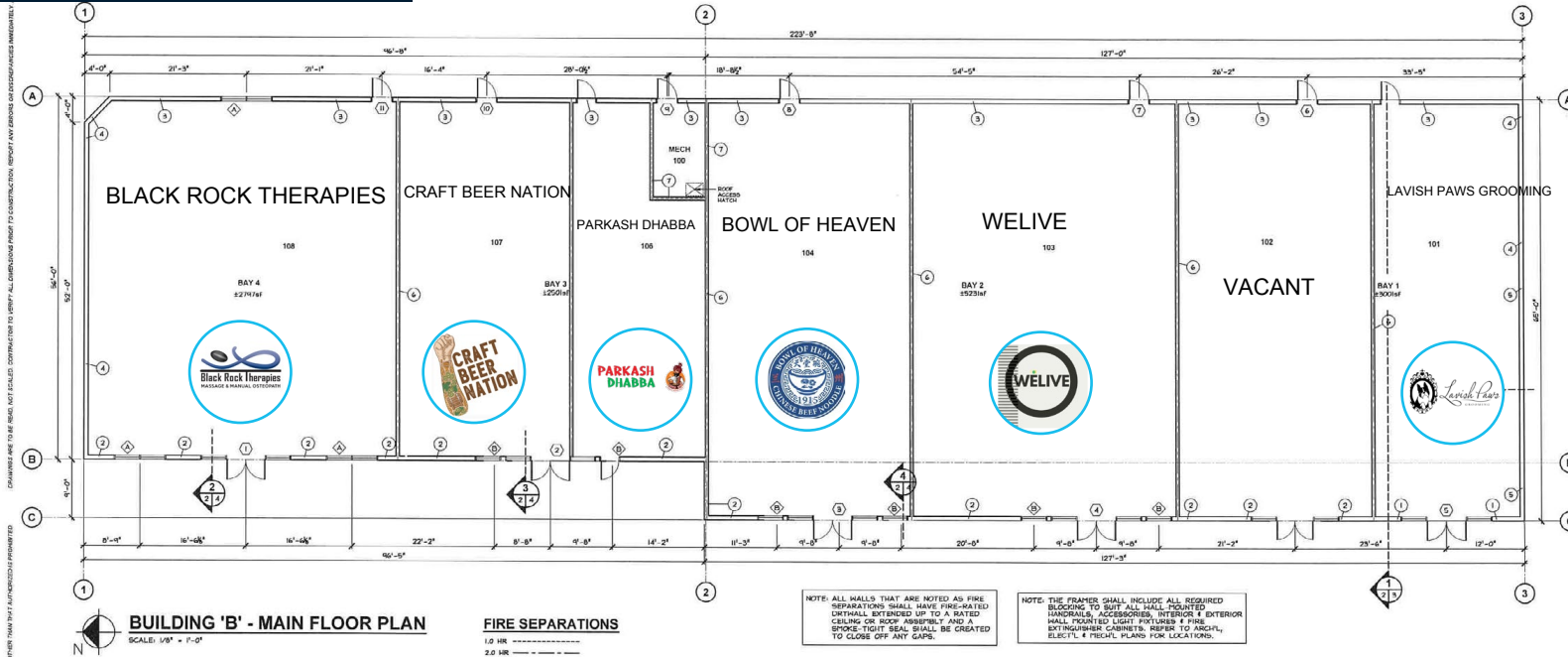
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## Unit 102B FLOOR PLAN



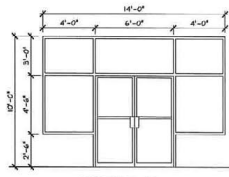
### WALL CONSTRUCTION SCHEDULE

- [illegible]

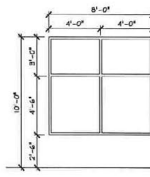
### WINDOW SCHEDULE

NO.	SIZE	QTY	GLAZING	FRAMES	RATING	TYPE	NOTES
A							
B							

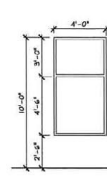
NOTES:  
 1. ALL WINDOW SIZES TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.  
 2. ALL WINDOW SIZES TO BE CONFIRMED BY MANUFACTURER PRIOR TO ORDERING.  
 3. TO ENSURE THAT EVERY WINDOW IS AIR-TIGHT AND WATER-TIGHT ALL AROUNDING.  
 4. TO ENSURE THAT EVERY WINDOW IS AIR-TIGHT AND WATER-TIGHT ALL AROUNDING.  
 5. CONFIRM COLOUR OF TINTING W/ OWNER.  
 6. TOP OF INTERIOR WINDOW TO BE TO TOP OF FLUSH W/ ADJACENT DOOR FRAME (U.N.G.)  
 7. EFFECTIVE U VALUE OF WINDOWING TO BE 2.2 MW/M<sup>2</sup>K OR BETTER.



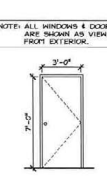
### ENTRANCE DOOR DETAIL



WINDOW 'A' DETAIL



WINDOW 'B' DETAIL



MAN DOOR DETAIL

**DOOR SCHEDULE**

[illegible]

- NOTES: 1. DOOR HARDWARE STYLE & FINISH SELECTED BY OWNER.  
2. ALL KEYING INFORMATION AS SPECIFIED BY OWNER.  
3. ALL DOORS TO BE CONFIRMED WITH SUPPLIER PRIOR TO FRAMING.  
4. ALL LOCKSET FUNCTIONS SHALL BE CONFIRMED BY OWNER.  
5. EXIT DOORS CANNOT BE 'LOCKABLE' IN THE DIRECTION OF EXIT.  
6. EXTERIOR TRANSOM & SIDELITE GLAZING TO MATCH WINDOWS.  
7. FULL GLAZING ALUMINUM DOOR TO HAVE AN EFFECTIVE U VALUE OF 2.8 W/m<sup>2</sup>K OR BETTER.  
8. STEEL JAMB DOORS TO HAVE AN EFFECTIVE U VALUE OF 2.6 W/m<sup>2</sup>K OR BETTER.





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