

# For Sale

**7.62 ± Acres** Commercial Development Land

1702, 1720, 1738 - 49 Avenue Red Deer, Alberta



**Bruce Bynoe**

Principal

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# Property Summary

**Address** 1702, 1720, 1738 - 49 Avenue Red Deer, Alberta

**Availability** Three adjacent lots totalling 7.62 acres ±

Lot	Address	Legal	Vendor	Area
1	1702 - 49 Avenue	9121702; 2; 3A	Woody Paylor Enterprises Ltd.	4.52 acres
2	1720 - 49 Avenue	9221238; 2; 14	Woody Paylor Enterprises Ltd.	2.17 acres
3	1738 - 49 Avenue	9221238; 2; 13	Woody Paylor Enterprises Ltd.	0.93 acres

**Pricing** \$1,900,000 per acre

## Opportunity

- Prime High Exposure development land
- Over 250 m of frontage on Highway 2
- Flexible Major Arterial Commercial (C-4) Land Use
- Adjacent to Westerner Park
- Traffic Count on QE2 / Highway 2 ('24)
  - South of Gasoline Alley east ramp, south of Red Deer (33,200 vpd)
  - North of Gasoline Alley east ramp, south of Red Deer (31,330 vpd)
- Access from Highway 2 from Gasoline Alley East and 19th Street

## Demographics

Within a **5 km radius** of the subject property



**46,777**

Population ('24 est.)



**\$96,602**

Median household income



**19,092**

Households

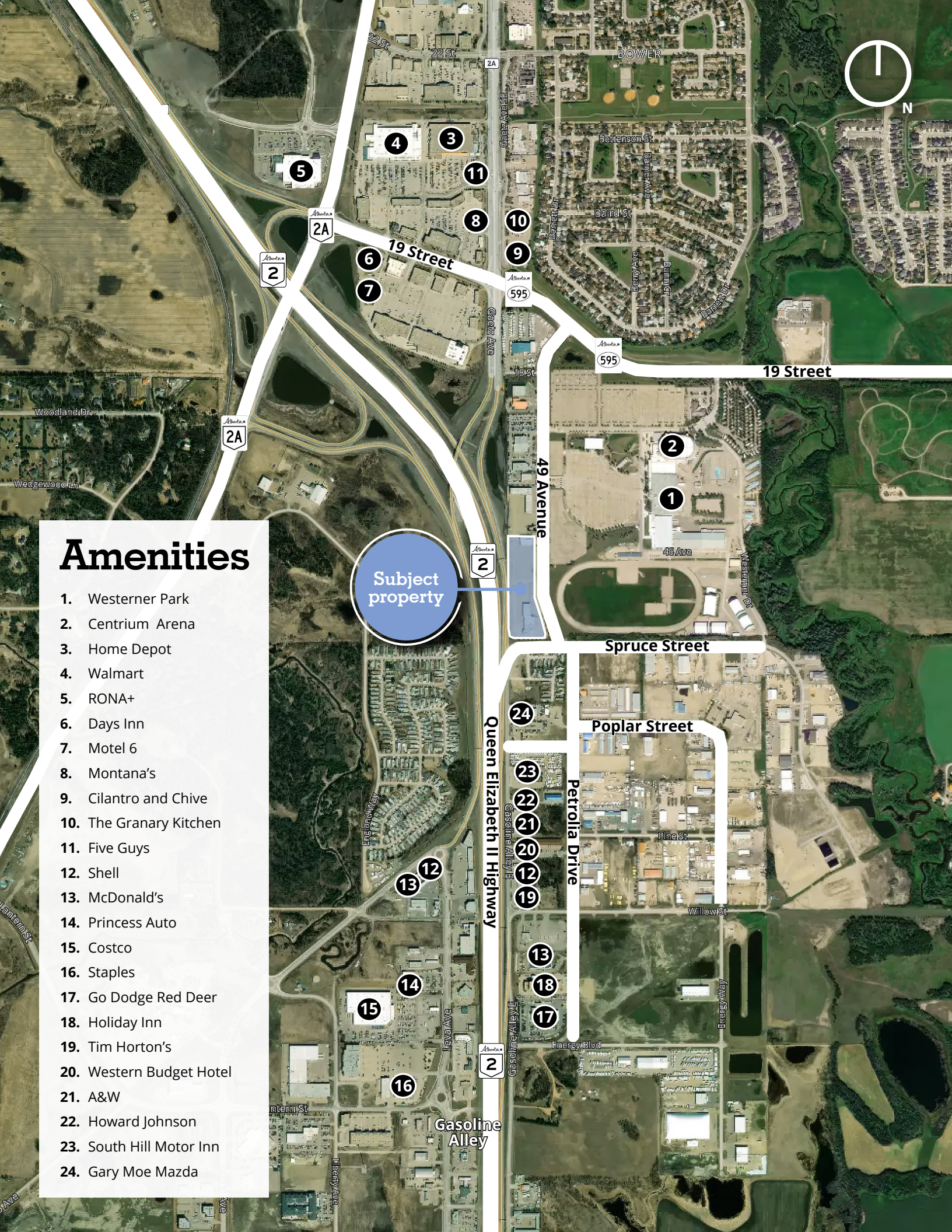




# Amenities

1. Westerner Park
2. Centrium Arena
3. Home Depot
4. Walmart
5. RONA+
6. Days Inn
7. Motel 6
8. Montana's
9. Cilantro and Chive
10. The Granary Kitchen
11. Five Guys
12. Shell
13. McDonald's
14. Princess Auto
15. Costco
16. Staples
17. Go Dodge Red Deer
18. Holiday Inn
19. Tim Horton's
20. Western Budget Hotel
21. A&W
22. Howard Johnson
23. South Hill Motor Inn
24. Gary Moe Mazda

Subject property





# Let's talk.

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