



36 McKenzie Crescent, Red Deer County, Alberta

# Medical / Office Units in Gasoline Alley **For Lease**

**Blair McArthur**

Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com



# Property Overview

<b>Civic Address</b>	36 McKenzie Crescent, Red Deer County
<b>Legal Address</b>	Plan 1921843 ; Block 2 ; Lot 5
<b>Location</b>	Gasoline Alley
<b>Zoning</b>	C-2 Commercial
<b>Year Built</b>	2020
<b>Rentable Area</b>	Unit 102 - 103: ±3,223 SF
<b>Parking</b>	38 Stalls
<b>Term</b>	Negotiable
	Market
<b>Asking Lease Rate</b>	<b>6 Months Net Free Rent</b> <i>(5 Year Minimum Lease Term)</i>
<b>Op. Costs</b>	\$6.50 PSF (est. 2025)
<b>Available</b>	Immediate



Easy access to major thoroughfares



Close vicinity to retail amenities



Main street entrance



Demising options available



Signage opportunities

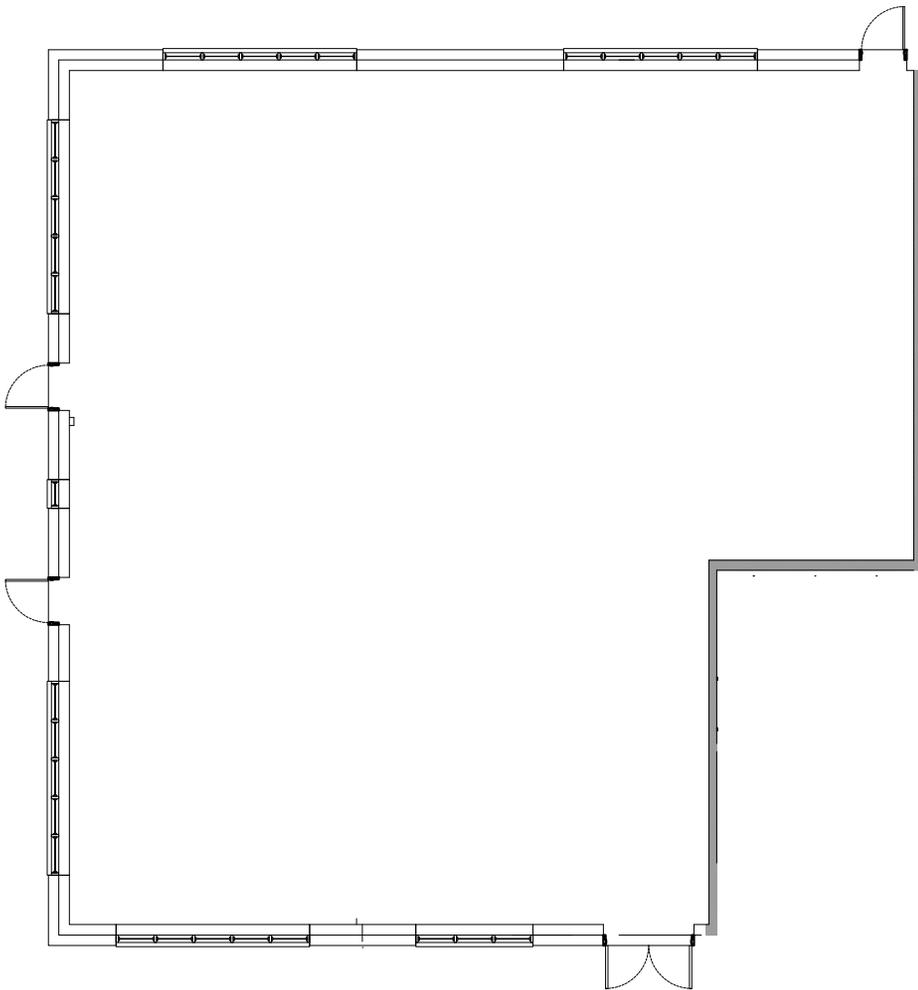


Ample parking available





# Floor Plan



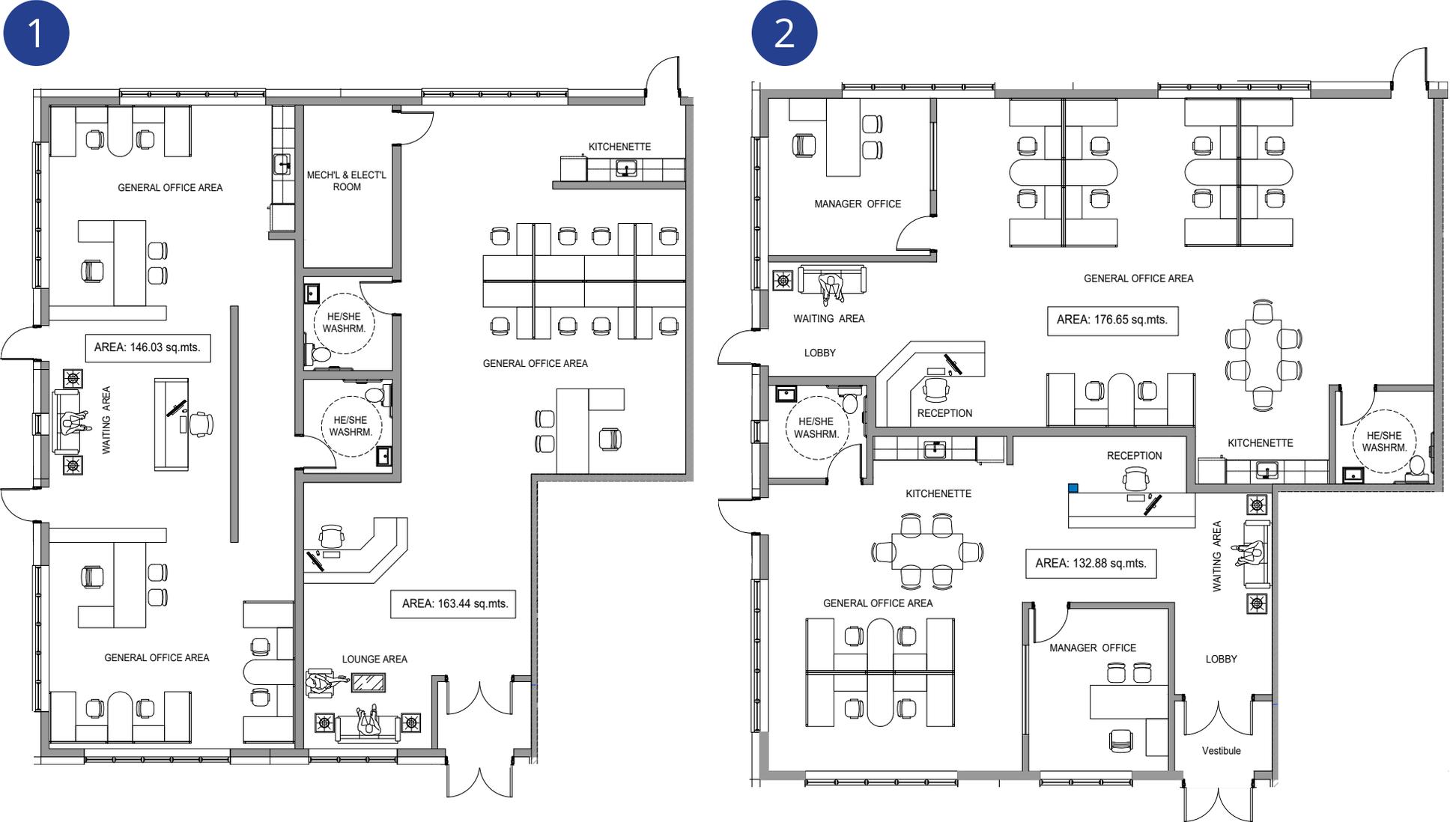
## Highlights

- 6 months net free rent\*
- Demising options are available
- Plenty of free surface parking
- Turn-Key or TIA options available
- Prime Gasline Alley location with easy access to HWY 2

\* 5 year minimum lease term

±3,223  
square feet  
available

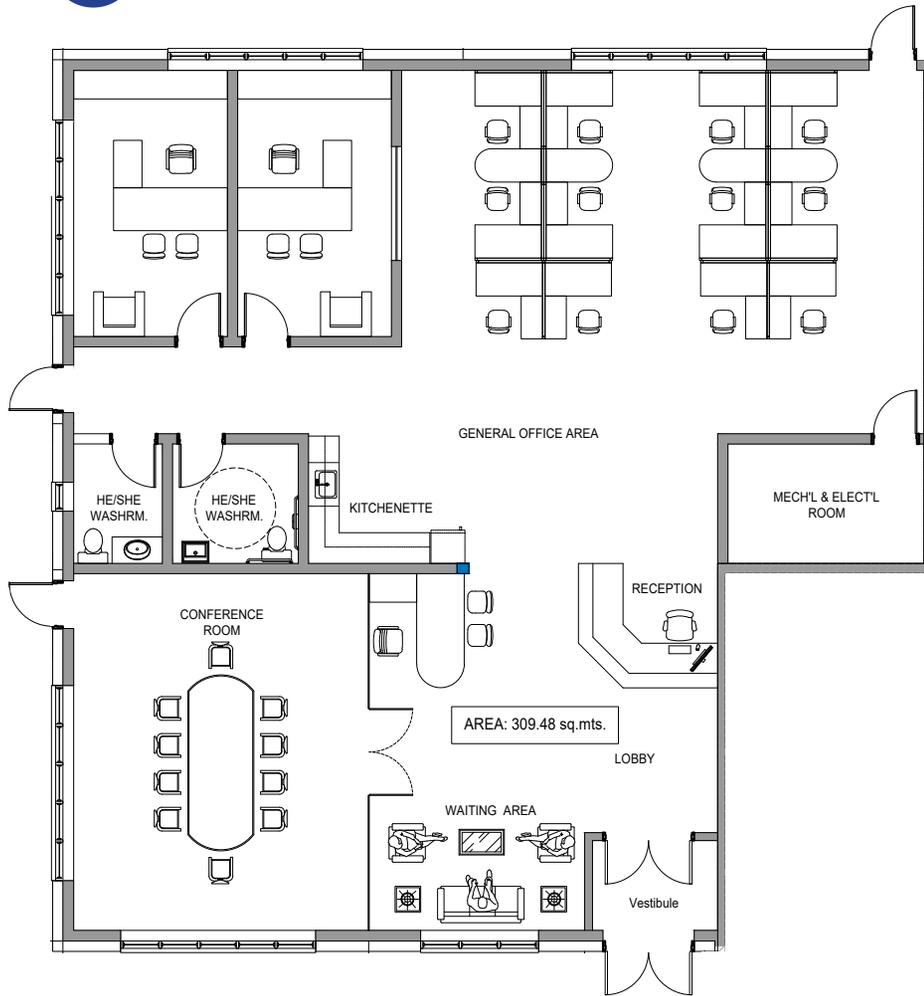
# Sample Layouts



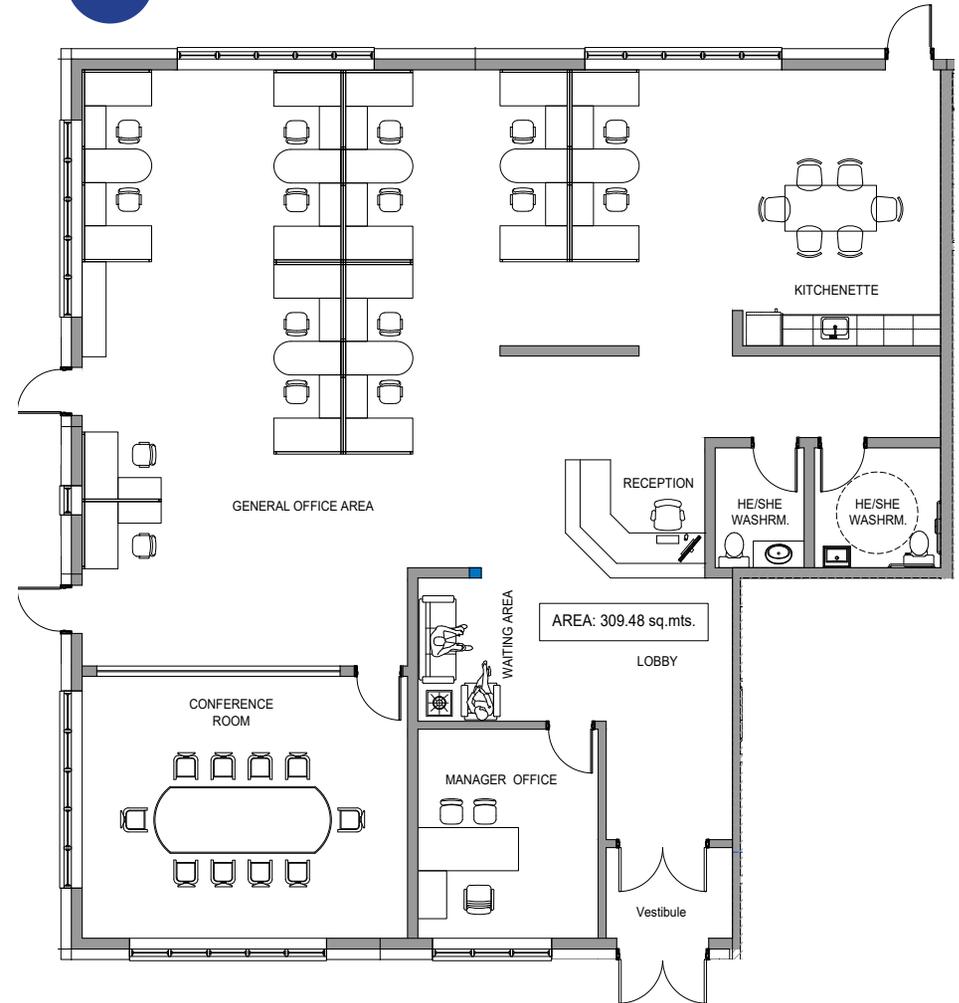
# Sample Layouts



3



4





## 36 McKenzie Crescent, Red Deer County, Alberta

### Blair McArthur

Vice President  
+1 403 391 0669  
blair.mcarthur@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers 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. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

