

**OVER 50% LEASED**



*\*Rendering is for illustrative purposes and may not be accurate*

# Gasoline Alley Retail Bays

NEW CONSTRUCTION COMMERCIAL RETAIL UNITS

408 LANTERN STREET, RED DEER, AB

**FOR LEASE**



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

**RISHI DHAWAN**

Associate

780 436 7410

rdhawan@naiedmonton.com

**NAI**Commercial



# Gasoline Alley Retail Bays

408 LANTERN STREET, RED DEER, AB

NAI Commercial

## Prime Location Highlights

- Strategically located next to Dollarama and Cineplex Odeon
- Directly across from Costco, offering high traffic visibility
- Four retail bays, each with 1,100 sq. ft. of flexible space
- Unit 103 available with potential for a drive-thru restaurant
- Exciting nearby development underway, including a proposed hotel for increased foot traffic and local growth



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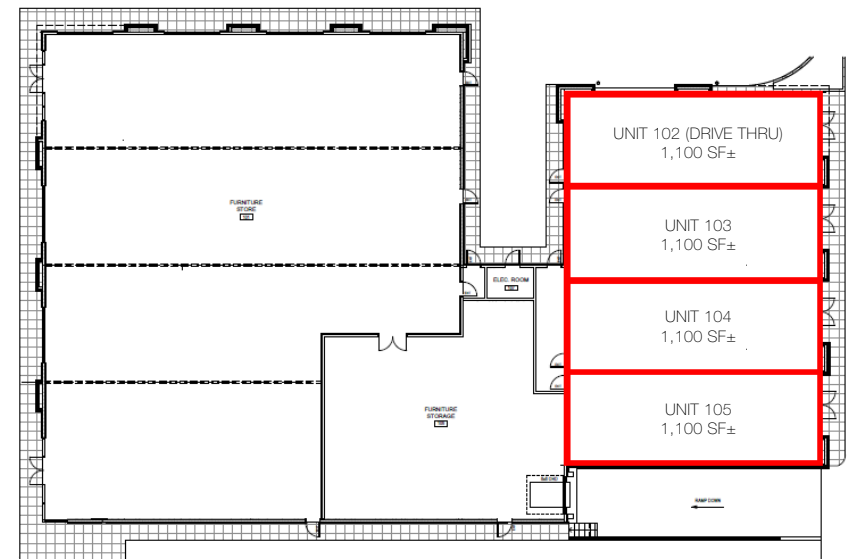
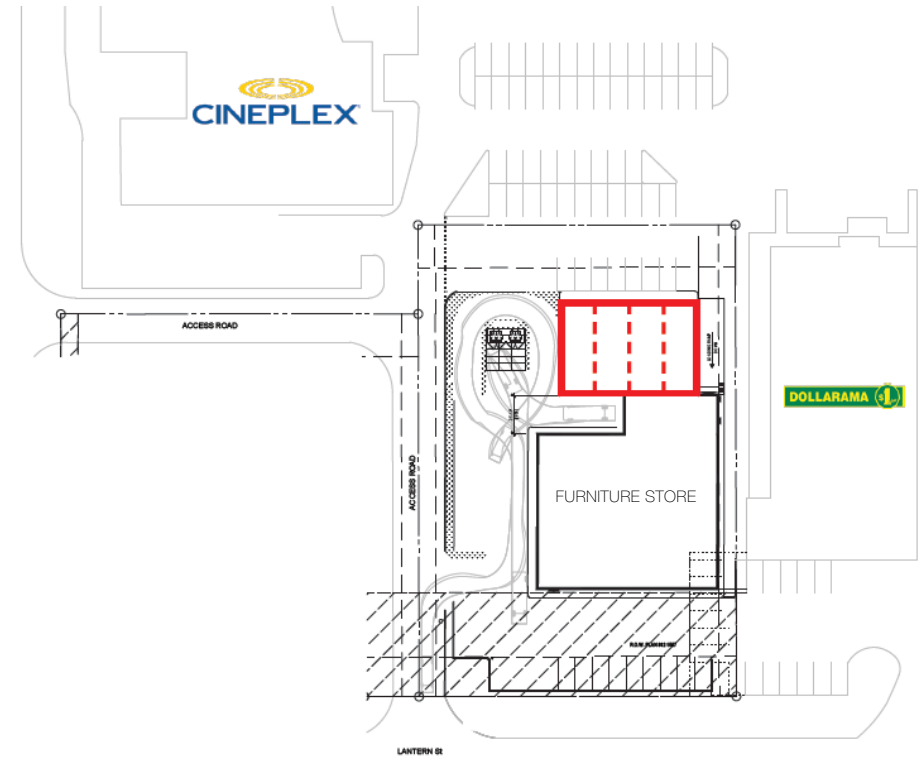
**NAI**Commercial

## Additional Information

LEGAL DESCRIPTION	Plan 0740369, Block 2, Lot 25
UNIT SIZES	1,100 sq.ft. to 4,400 sq.ft.±
ZONING	C2 - General Commercial District
POSSESSION	August 1, 2025
LEASE TERM	5-10 years
LEASE RATE	\$29.00/sq.ft./annum \$39.00/sq.ft./annum for drive-thru bay
OPERATING COSTS	TBD
ADDITIONAL NOTES	Owner willing to demise the furniture store to include an additional leasable bay in the southwest corner of the building, facing Lantern Street (size approx 1,800 sq.ft.). See agent for more details.

IDEAL FOR NAIL SALONS, FAST FOOD/  
SIT-DOWN RESTAURANTS, AND DAYCARES

HIGH-TRAFFIC AND ACCESSIBLE LOCATION  
IN GASOLINE ALLEY







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