



SALOMONS
COMMERCIAL

FOR SALE

6714 GOLDEN WEST AVENUE RED DEER, AB



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About the Property

A 1.5-acre (approx.) commercial parcel, to be subdivided from a 2.62-acre site, is now available for immediate development in a high-traffic commercial corridor in Red Deer. Strategically positioned adjacent to Golden West Plaza—a fully developed, Class 'A' retail centre—this site offers prime visibility and access along 67th Street and Johnstone Drive. The plaza features a strong tenant mix including Esso, McDonald's, Circle K, Subway, State & Main, Tommy Gun's, and Aurora Dental Group. The location benefits from immediate proximity to major transportation routes, including the QEII and Highway 11, and is supported by established residential subdivisions to the south and east.

Zoned C-4, the parcel accommodates a broad spectrum of commercial uses and is development-ready. The surrounding area features a strong daytime population, high consumer draw, and an Average Annual Daily Traffic (AADT) count of 30,000+ vehicles—offering consistent exposure and accessibility. This lot presents an opportunity for users or developers seeking a high-profile site within a mature and growing retail node.

LEGAL DESCRIPTION

Plan 1521887, Block 1, Lot 2

PARCEL SIZE

1.50 Acres (approx.)

LOCATION

Golden West

ZONING

C4 - Major Arterial Commercial

SALE PRICE

\$900,000 (\$600,000/acre)

PROPERTY TAXES (2024)

\$30,364 (For the whole parcel, not reflective of the 1.5-acre portion)

POSSESSION

Immediate



Central Alberta's Ambassador for Commercial Real Estate



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