



- ▶ 3,000 SF Freestanding Building
- ▶ High Exposure Location on the Busy Gasoline Alley East Highway Corridor

#### Location

The property is situated on the north side of Gasoline Alley East and Willow Avenue. Area tenants include Esso, Shell, A&W, McDonald's, Harley-Davidson, Holiday Inn, Costco, South Point Common, and more.

#### Highlights

- ▶ High exposure
- ▶ Great signage opportunity
- ▶ Surface parking stalls
- ▶ Former Burger Baron

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**FOR SALE/LEASE | RETAIL**  
**45 GASOLINE ALLEY EAST**  
**RED DEER, ALBERTA**

**Available Space**

3,000 SF

**Cam & Tax (2019)**

\$8.00 PSF (estimated)

**Lease Rate**

\$15.00 PSF

**Asking Sale Price**

Call listing agent

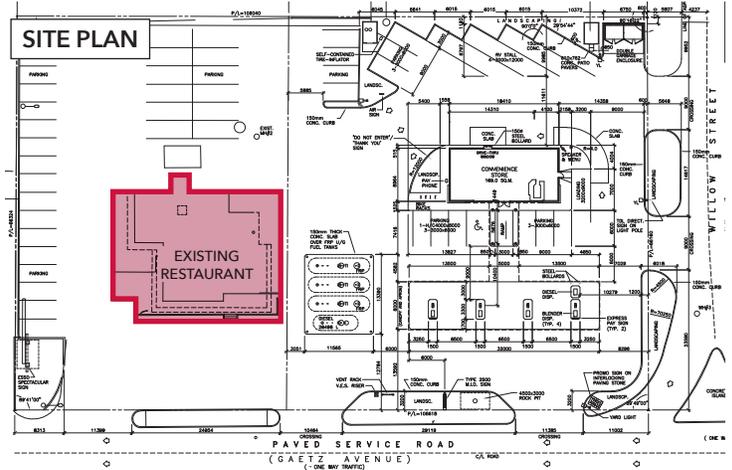
**Traffic Count**

38,920 VPD on Queen Elizabeth II Hwy  
 (Alberta Transportation 2017)

Demographics	3 km
Population	5,221
Total Daytime Population	8,465
Median Age	39.8
Households	2,173
Average household income	\$117,073

**Zoning**

C-3 Highway Commercial  
 District



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