

FOR SALE

COMMERCIAL / RESIDENTIAL DEVELOPMENT LAND

8040 Gaetz Avenue, Red Deer, AB



15.79 acre site.



Positioned within the Gaetz Avenue Corridor MDP.



Residential and Commercial Development Opportunities.



8KM and 19KM to bedroom communities Blackfalds and Lacombe.

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Salient Details

MUNICIPAL ADDRESS

8040 Gaetz Avenue, Red Deer, AB

LINC

0038 954 434

LEGAL

2122HW;3

SITE SIZE

11.59 acres

4.20 acres

15.79 acres (total)

ZONING

C-4 - Major Arterial Commercial Zone

R-H - Residential High-Density Zone

ASKING PRICE

Contact Listing Agents

OPPORTUNITY

Opportunity to acquire up to ±15.79 acres of development land along one of Red Deer's most prominent commercial corridors. With ±11.59 acres zoned C-4 Commercial and ±4.20 acres zoned R-H Residential High-Density, the property offers flexibility for a wide range of commercial and residential development opportunities.

HIGHLIGHTS



Up to ±15.79 acres of total site area.



Prominent location on Gaetz Avenue with strong traffic counts (14,390 VPD along Gaetz Avenue and 10,184 VPD along Hwy 1A).



Excellent access and connectivity within Red Deer with convenient citywide access.



Strong suitability for retail, residential, service commercial, and mixed-use formats.



Located within Red Deer's primary arterial commercial corridor, with policy support for reinvestment, intensification, and mixed-use opportunities along Gaetz Avenue.

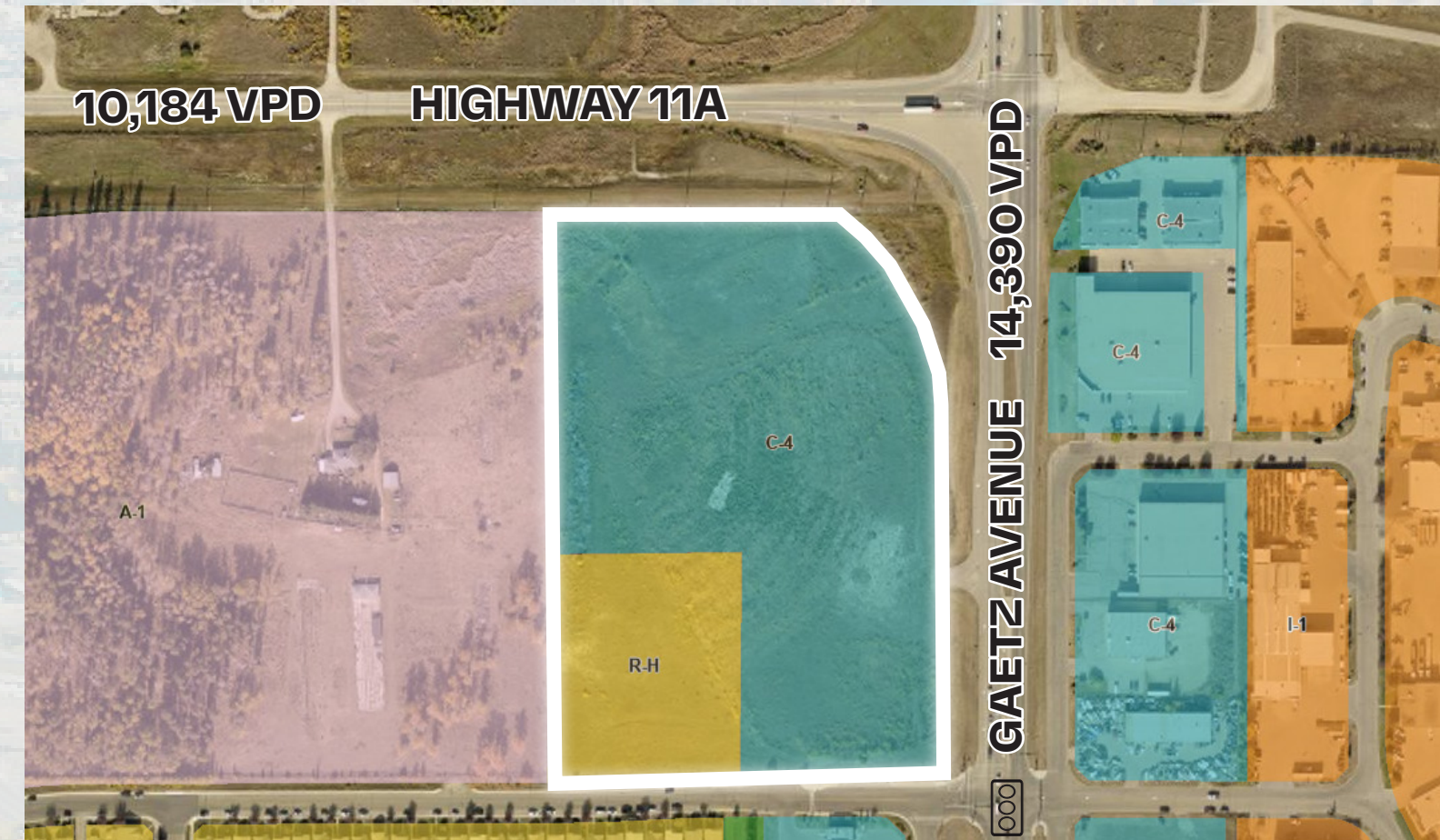


Benefits from its strategic north-side location, offering convenient access for commuters travelling between Red Deer, Blackfalds and Lacombe along the Highway 2 / Highway 2A corridor



Blackfalds and Lacombe continue to strengthen North Red Deer's customer base, with both communities attracting families, commuters and residents seeking more affordable housing options within close proximity to Red Deer's employment and retail amenities.

ZONING OVERVIEW



MDP: Gaetz Avenue

Gaetz Avenue is identified as the city's primary arterial commercial corridor, supporting long-term commercial prominence, reinvestment, and corridor enhancement. In designated areas, the MDP also encourages intensification, mixed-use opportunities, pedestrian-friendly improvements, and transit-oriented development, while emphasizing high-quality site design, landscaping, and architectural consistency along this key commercial artery.

C-4

Permitted Uses: drive-throughs, restaurants, office, merchandise sales, hotels, health and medical services, indoor recreation, mixed-use buildings, and more.

Storeys: max. 4 storeys

R-H

Permitted Uses: apartments, townhouses, day care facility, and related residential uses.

Max Site Coverage: 60%.

Storeys: 3 storeys for townhouses; 6 storeys for other uses

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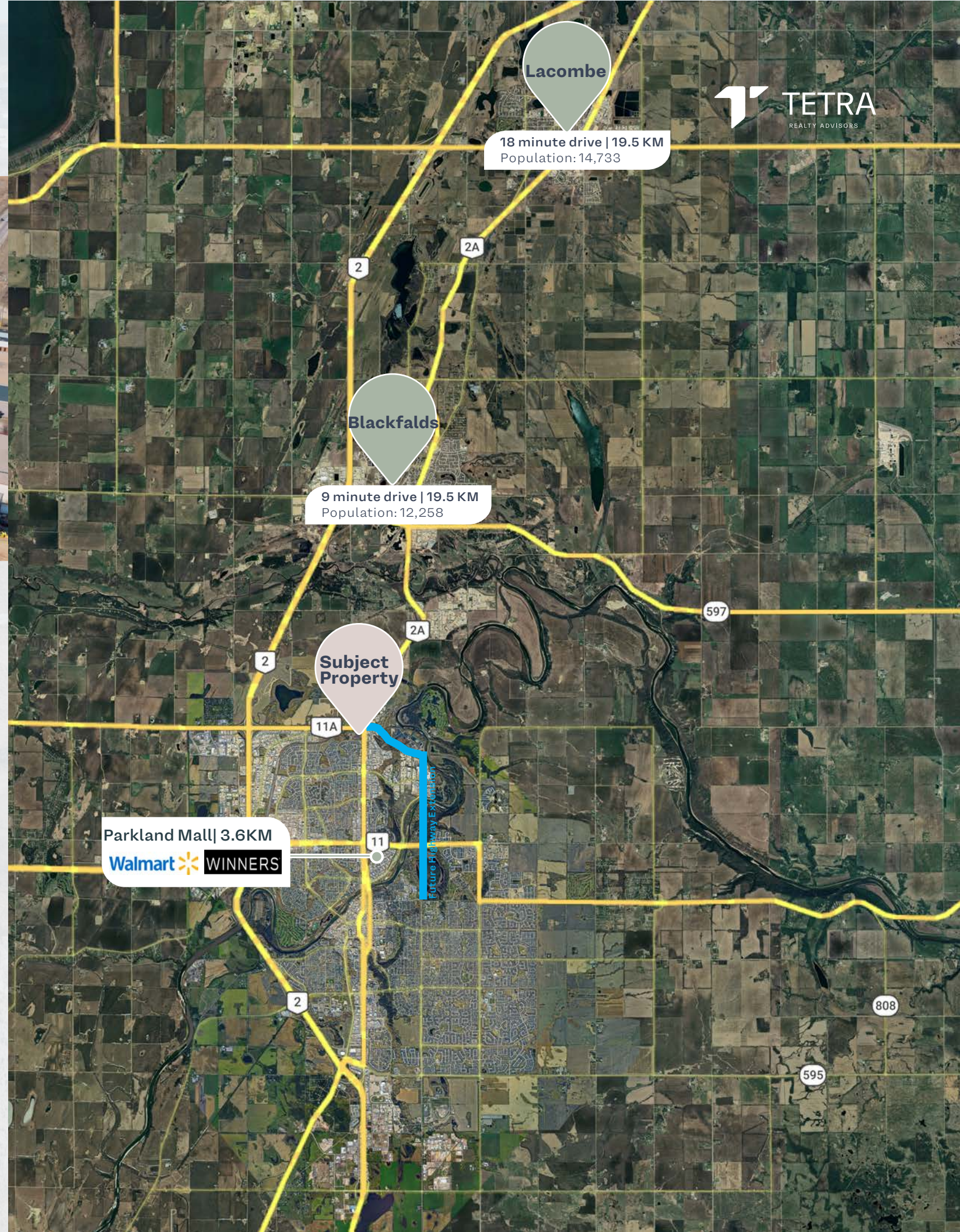


LOCATION OVERVIEW

Strategically positioned in North Red Deer, 8040 Gaetz Avenue is well located to service the growing bedroom communities of **Blackfalds** and **Lacombe**. Blackfalds has grown to an estimated **12,258 residents, increasing 9.65% over the last five years**, while Lacombe has reached **14,733 residents, growing 6.35% over the same period**. With both communities attracting families, commuters and residents seeking affordable housing within close proximity to Red Deer, the site is positioned to capture a broad and growing regional customer base.

FUTURE NORTH RED DEER CONNECTIVITY

Located along Red Deer's northern commercial corridor, 8040 Gaetz Avenue is well positioned to benefit from **future transportation improvements planned for North Red Deer**. The proposed **Northland Drive / Highway 11A connector** is expected to improve cross-city movement and create stronger linkages between 40 Avenue, Gaetz Avenue / Highway 2A and the QEII corridor, reinforcing North Red Deer as a key service node for regional traffic, commuters and growing bedroom communities to the north.



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MARKET OVERVIEW

Red Deer is one of Central Alberta's primary commercial and service hubs, strategically located between Calgary and Edmonton along the QEII corridor. The city supports more than 4,000 businesses and 62,224 jobs across a diversified economy anchored by health care, retail trade, construction, energy, hospitality, manufacturing, and education. With a 2025 population of 115,409, nearly 10% five-year population growth, and median family income of \$107,130, Red Deer offers strong underlying fundamentals for commercial and residential development.

RED DEER, AB



Strategic location between Calgary and Edmonton.



115,409 population in 2025.



Immediate trade area of over 312,700 people.



Projected 9.95% growth over five years.



62,224 jobs across 4,000+ businesses.



Diverse economy led by health care, retail, construction, oil and gas, hospitality, manufacturing, and education.



Major commercial hub serving Central Alberta.



Blackfalds and Lacombe
8.2KM and 19.5KM away

10,184 VPD

HIGHWAY 11A



GAETZ AVENUE

14,390 VPD



Contact us for more information.

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