



FOR LEASE

Two Units Adjacent to QEI Highway in High Traffic Gasoline Alley

GASOLINE ALLEY WEST SHOPPING CENTRE

179 Leva Avenue, Red Deer County, Alberta

NOAH ISSA

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For Lease Two Units in Gasoline Alley West Shopping Centre

Situated with prominent exposure onto the Queen Elizabeth #2 Highway, Gasoline Alley West Shopping Centre is a well established commercial centre in the high traffic junction of Gasoline Alley. Gasoline Alley is a key rest stop located approximately half way between Calgary and Edmonton which serves as an important stopping point for commuters traveling between the two cities. The Shopping Centre also includes the only Tesla Superchargers between Calgary and Edmonton on the Queen Elizabeth #2 Highway. As a result, these charging stations are always busy and passengers frequently shop and eat at the Shopping Centre while their vehicles charge.

PROPERTY DETAILS

Address	179 Leva Avenue, Red Deer County, AB
Legal Description	Plan 1424982, Block 2, Lot 17
Zoning	C2 - General Commercial District

Unit 103B (Formerly Hamel Meats)

Size	2,633 SF
Base Rent	Market
Additional Rent	\$11.04 PSF (2024 Estimate, includes utilities)
Available	Immediately

Unit 105 (Formerly Cheeky Coutures)

Size	2,069 SF
Base Rent	Market
Additional Rent	\$11.04 PSF (2024 Estimate, includes utilities)
Available	Immediately

Unit 102B (Formerly Pet Planet)

Size	1,967 SF
Base Rent	Market
Additional Rent	\$11.04 PSF (2024 Estimate, includes utilities)
Available	Immediately

GASOLINE ALLEY AMENITIES



Refueling
Multiple Gas Stations



Rest & Refreshments
Rest Stops & Restaurants



Connecting Roads
To Provincial Parks



Electric Charging
Stations for Electric Cars

Unit 101B (Formerly Lavish Paws Grooming)

Size	1,510 SF
Base Rent	Market
Additional Rent	\$11.04 PSF (2024 Estimate, includes utilities)
Available	Contact Listing Agent

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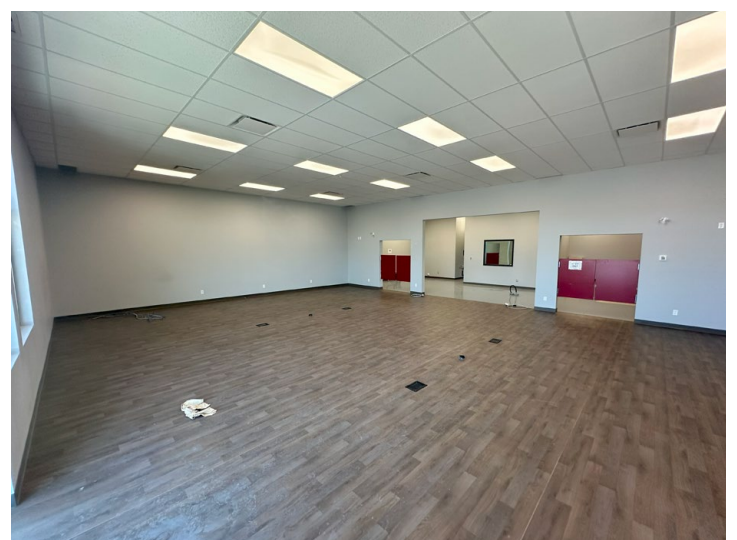
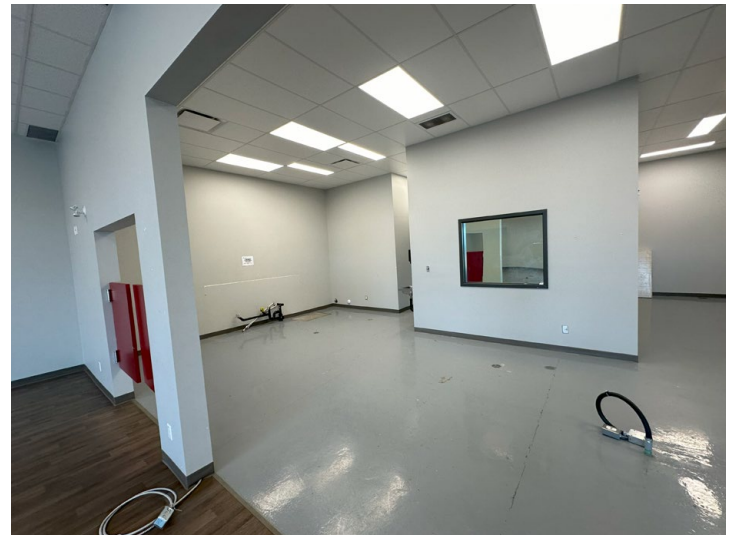
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Unit 102B 1,967 SF



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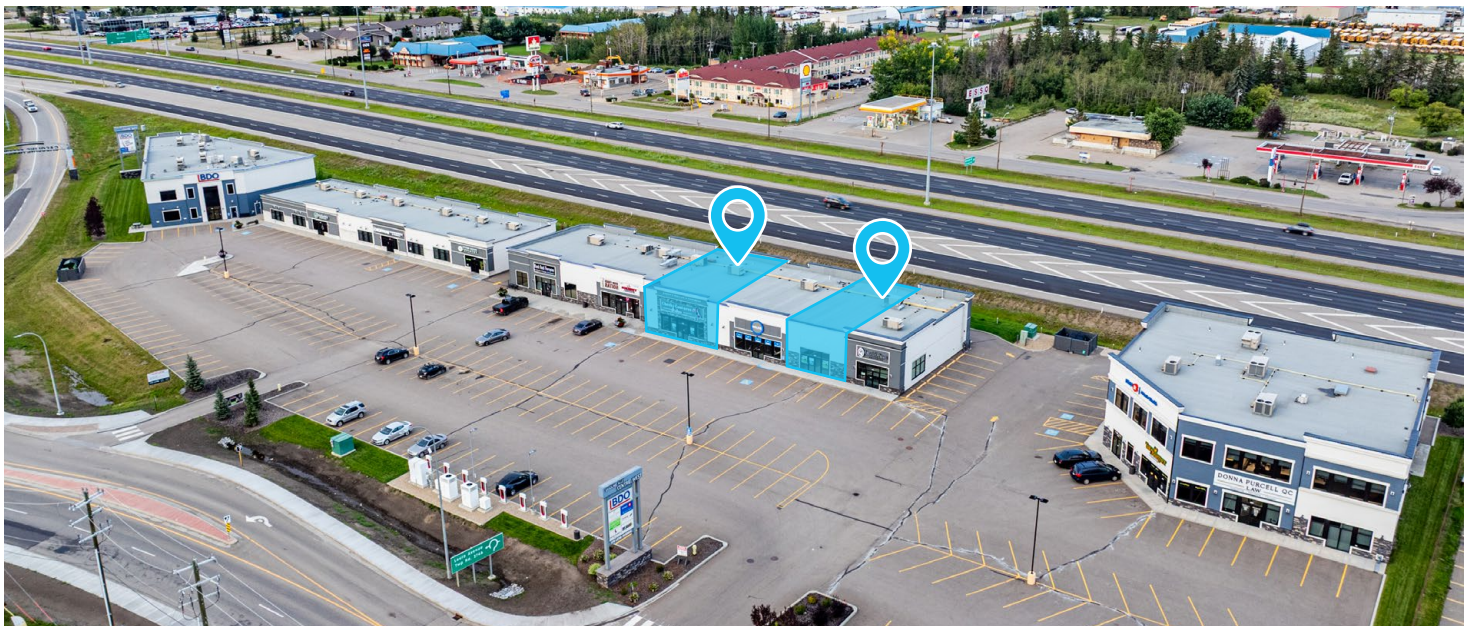
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Unit 105 2,069 SF



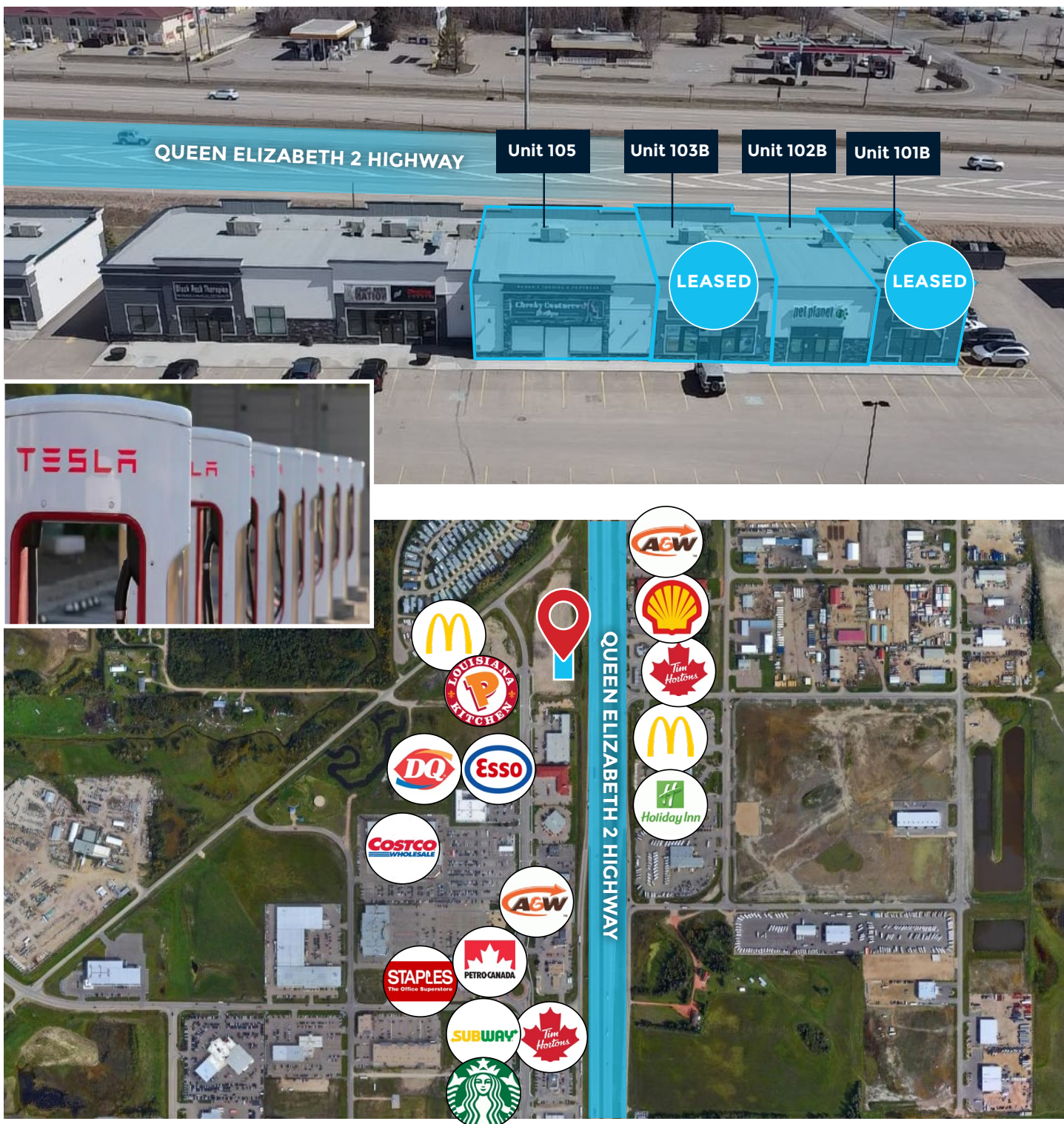
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