

FOR LEASE

184 LEVA AVENUE
RED DEER COUNTY, AB





About the Property

Situated prominently at the northern entrance of Gasoline Alley, just off the roundabout, Trader Plaza presents a compelling retail opportunity. This prime location offers up to 3,948 square feet of space, with flexible unit configurations that can be combined to meet specific tenant needs. Unit 104 is presented in shell condition, primed for tenant improvements, allowing businesses to tailor the layout to their specific needs. Unit 105 is fully built out, featuring a spacious open retail area, storage, private office, washrooms, and kitchenette with modern, appealing finishes – ideal for a variety of uses.

Trader Plaza is anchored by high-traffic tenants such as McDonald's, Popeye's and Shell, situating it in a bustling retail corridor. Its strategic position not only facilitates quick access to major highways, enhancing connectivity and accessibility, but also places it in close proximity to a vibrant trade area. This includes notable businesses like Costco, Staples, Dollarama, BDO, Starbucks, and Esso, contributing to a strong commercial environment.

With its advantageous location and the potential for customizable space, Trader Plaza stands as an attractive option for retailers seeking visibility and convenience in a dynamic commercial hub.

LEGAL DESCRIPTION

Plan 1920344, Block 2, Lot 26

UNIT SIZES

1,948 SF - 3,948 SF

LOCATION

Gasoline Alley West

ZONING

C2 - General Commercial District

LEASE RATE

\$22.00 PSF

ADDITIONAL RENT

\$10.51 PSF

YEAR BUILT

2019

POSSESSION

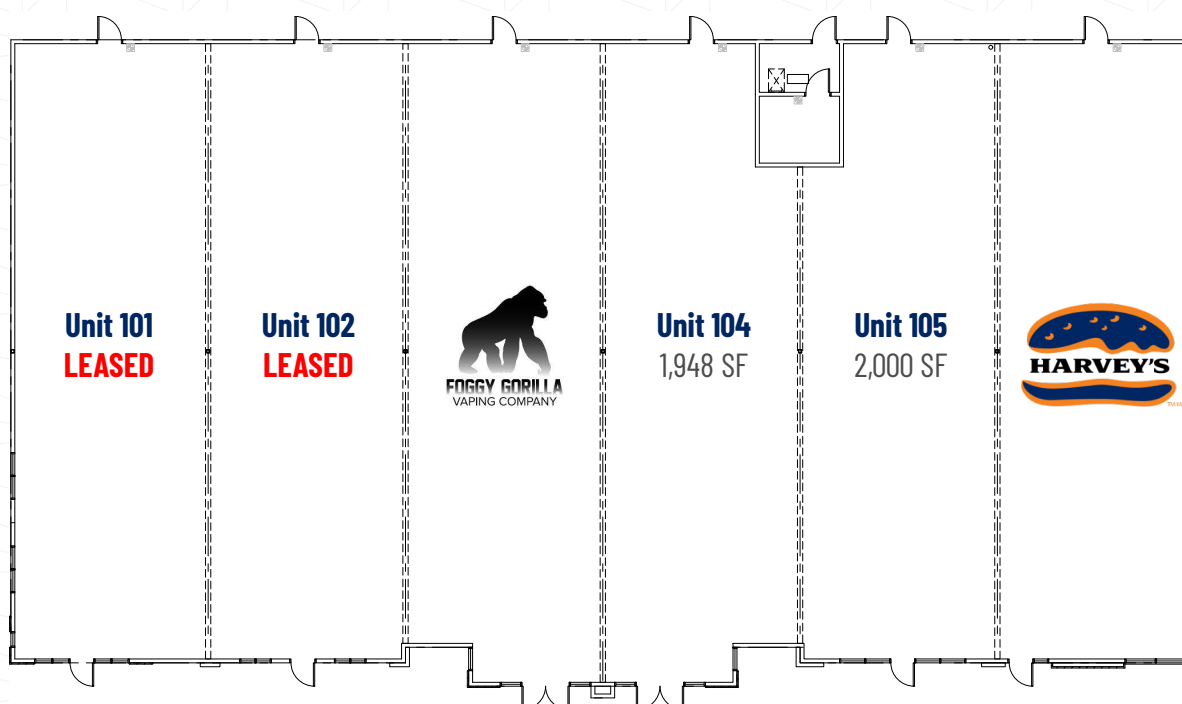
Immediate



Unit Details

UNIT NO.	SIZE	LEASE RATE	CAM & TAXES	MONTHLY RENT	STATUS
101	2,000 SF	-	-		LEASED
102	2,535 SF	-	-		LEASED
104	1,948 SF	\$22.00 PSF	\$10.51 PSF	\$5,277.46 + GST	Available
105	2,000 SF	\$22.00 PSF	\$10.51 PSF	\$5,418.33 + GST	Available

Site Plan





RED DEER



SUBJECT
PROPERTY

LAURA AVENUE

QUELL HIGHWAY

COSTCO
WHOLESALE

STAPLES

A&W

LANTERN STREET

PETRO-CANADA

LEVA AVENUE

Tim Hortons

Central Alberta's Ambassador for Commercial Real Estate



SALOMONS
COMMERCIAL

#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Kelly Babcock
Broker/Partner
403.314.6188
kelly@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

This information herein was obtained from sources reliable and is believed to be true; it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.