

FOR LEASE

184 LEVA AVENUE
RED DEER COUNTY, AB



SALOMONS
COMMERCIAL

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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

Market

ADDITIONAL RENT

\$10.51 PSF

YEAR BUILT

2019

POSSESSION

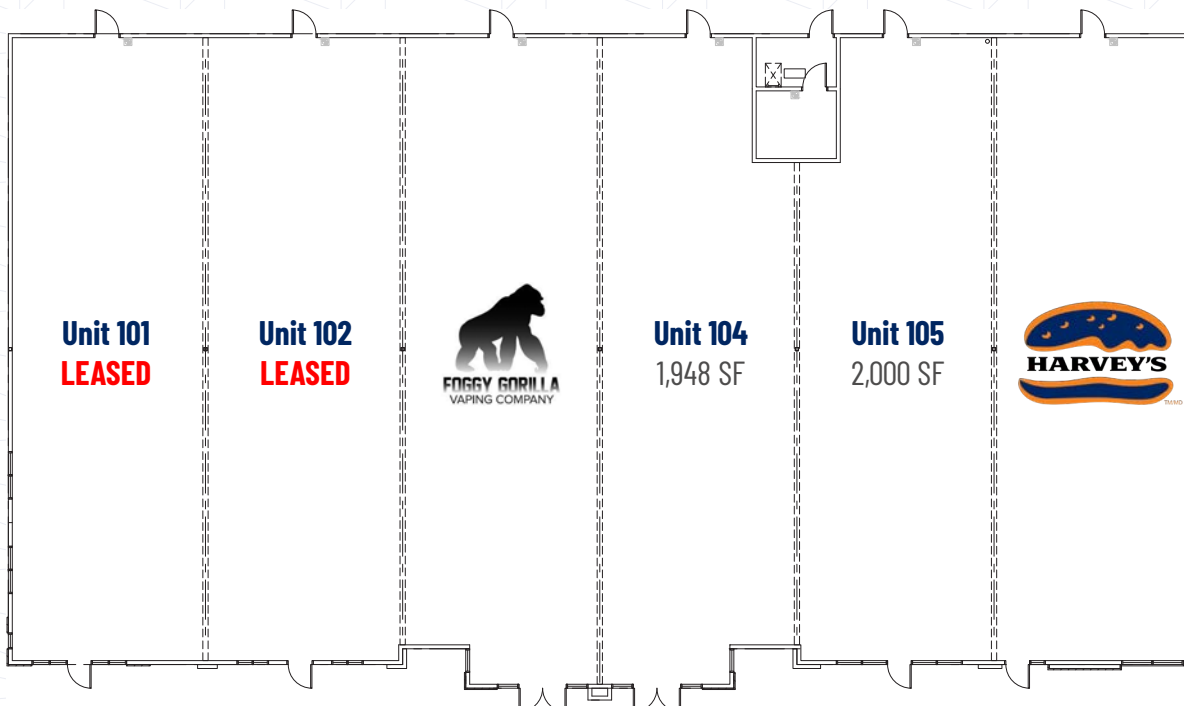
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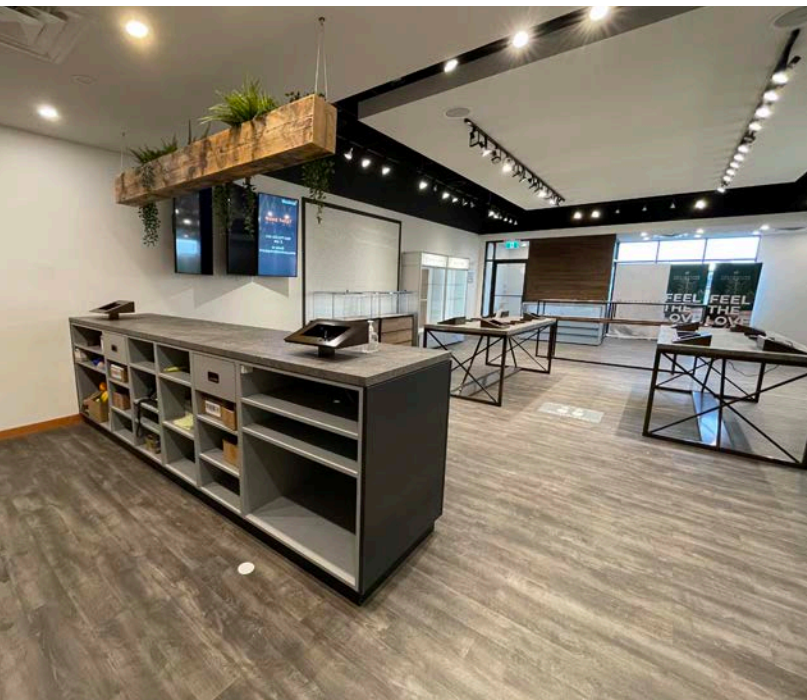
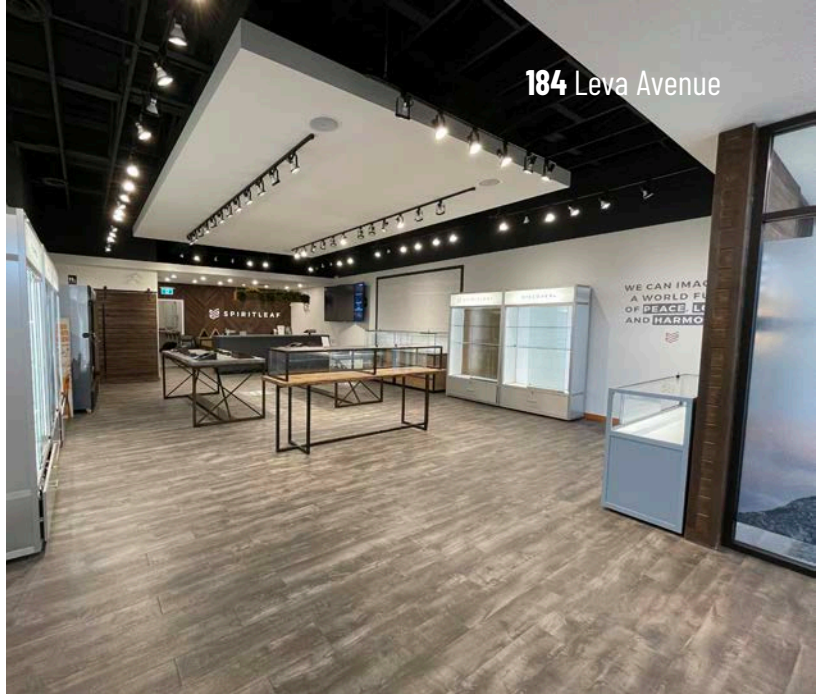


Unit Details

UNIT NO.	SIZE	LEASE RATE	CAM & TAXES	STATUS
101	2,000 SF	Market	\$10.51 PSF	LEASED
102	2,535 SF	Market	\$10.51 PSF	LEASED
104	1,948 SF	Market	\$10.51 PSF	Available
105	2,000 SF	Market	\$10.51 PSF	Available

Site Plan





RED DEER



SUBJECT PROPERTY

LAURA AVENUE



QEII HIGHWAY

COSTCO
WHOLESALE

STAPLES

AGW

LANTERN STREET

PETRO-CANADA

LEVA AVENUE

Tim Hortons

Central Alberta's Ambassador for Commercial Real Estate



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