

FOR SALE/LEASE

2901 GAETZ AVENUE
RED DEER, AB



30TH STREET

GAETZ AVENUE



About the Property

Now available for sale or lease: ten commercial condo units, within a high-visibility development on Gaetz Avenue. Situated on the southern portion of the former Black Knight Inn site, the project lies along a revitalized corridor with national and regional tenants including Kia, Mary Browns Chicken, Fat Bastard Burrito, Massage Addict, and Stolen Desert Hair.

The property benefits from immediate proximity to Bower Place Mall, Canadian Tire, and Red Deer Resort & Casino. Positioned on a major arterial route (Highway 2A/Queen Elizabeth II Highway), the site sees an AADT of approximately 51,940 vehicles.

Zoned C4, the units support a wide variety of commercial uses, with shared surface parking onsite. Suitable for both lease and purchase, this opportunity offers flexible possession terms and strong exposure in a well-established retail node. Condo ownership ensures long-term stability in a strategic Red Deer location.

LEGAL DESCRIPTION

Plan 0123609, Block 14, Lot 12

UNIT SIZES

1,200 SF - 14,040 SF

LOCATION

Gaetz Avenue

ZONING

C4 - Commercial (Major Arterial) District

LEASE RATE

Market

ADDITIONAL RENT

\$14.00 PSF est. (includes utilities)

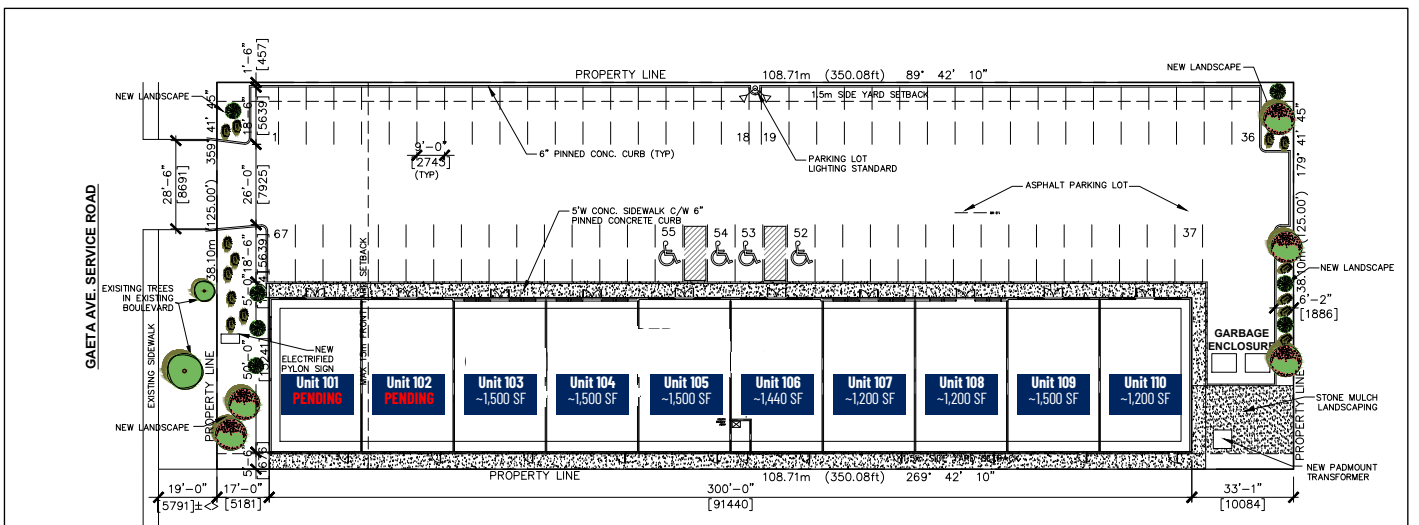
SALE PRICE

Starting at \$690,000

POSSESSION

Negotiable

Site Plan



Unit No.	Size (SF)	Lease Rate	Additional Rent	Price Per SF	Price Per Unit	Availability
101	1,500	Market	\$14.00 PSF	\$625	\$937,500	Pending
102	1,500	Market	\$14.00 PSF	\$625	\$937,500	Pending
103	1,500	Market	\$14.00 PSF	\$625	\$937,500	Available
104	1,500	Market	\$14.00 PSF	\$625	\$937,500	Available
105	1,500	Market	\$14.00 PSF	\$625	\$937,500	Available
106	1,440	Market	\$14.00 PSF	\$625	\$900,000	Available
107	1,200	Market	\$14.00 PSF	\$600	\$720,000	Available
108	1,200	Market	\$14.00 PSF	\$600	\$720,000	Available
109	1,500	Market	\$14.00 PSF	\$575	\$862,500	Available
110	1,200	Market	\$14.00 PSF	\$575	\$690,000	Available



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