

# GASOLINE ALLEY WEST SHOPPING CENTRE

179 Leva Avenue, Red Deer County, Alberta



Three Units Adjacent to QEl Highway in High Traffic Gasoline Alley

## FOR LEASE

**SABLE  
REALTY**

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## ► For Lease: Four 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

Municipal 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

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#### 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

#### 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

### GASOLINE ALLEY AMENITIES



**Refueling**  
Multiple Gas Stations



**Rest & Refreshments**  
Rest Stops & Restaurants



**Connecting Roads**  
To Provincial Parks



**Electric Charging**  
Stations for Electric Cars

**FOR LEASE** | Gasoline Alley West Shopping Centre: 179 Leva Avenue, Red Deer County, AB

**SABLE REALTY:** NOAH ISSA 780-236-5723 | ALI SHABEN 780-446-8622 | MAHMOUD SALEM 780-807-6597  
15035 – 121A Avenue, Edmonton, Alberta T5V 1P3 | [www.sablerealty.ca](http://www.sablerealty.ca)

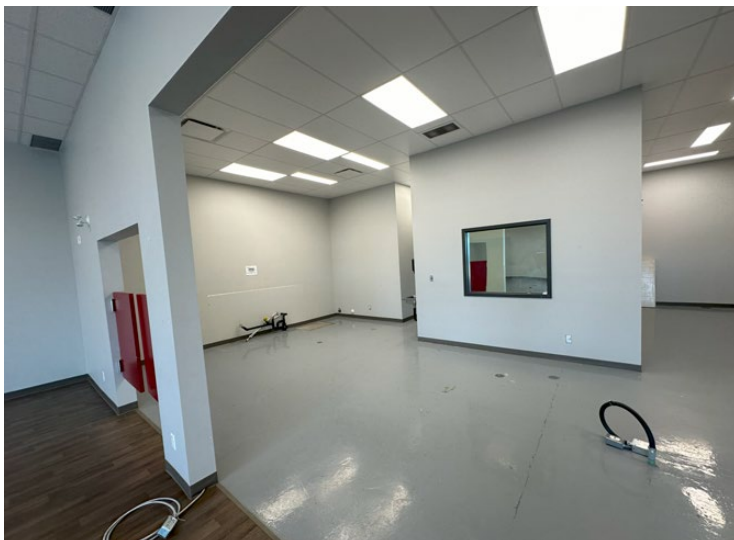
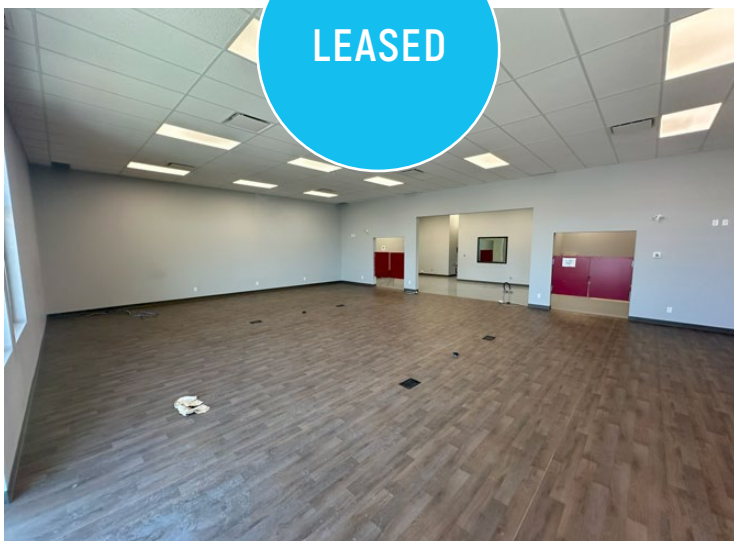
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**Unit 103B 2,633 SF**



**LEASED**



**Unit 102B 1,967 SF**



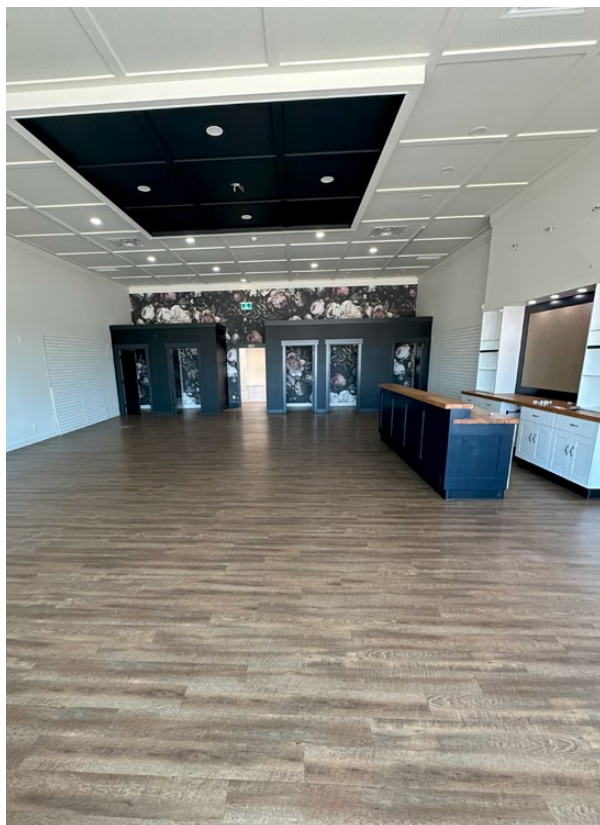
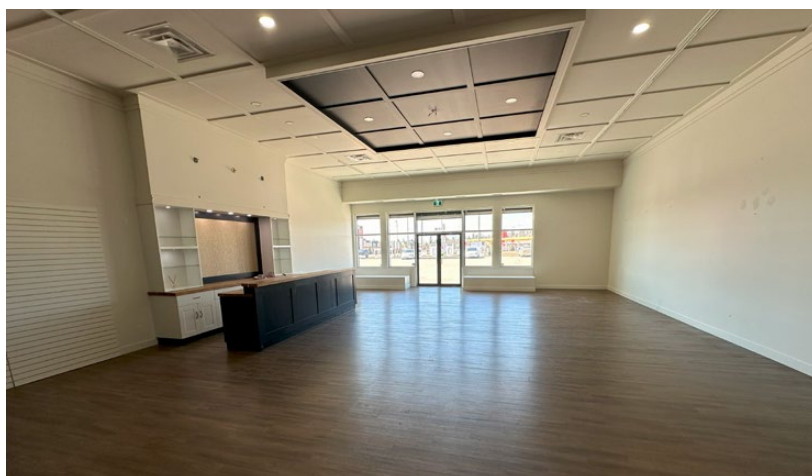
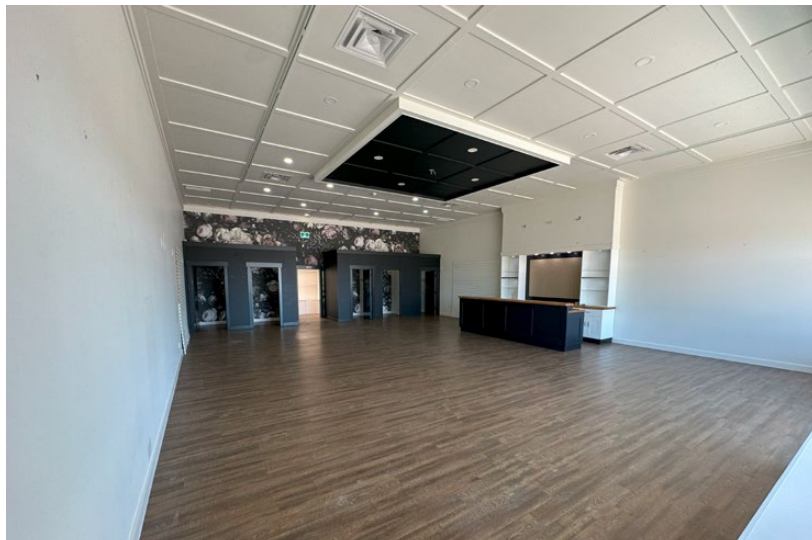
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**Unit 105 2,069 SF**



**Unit 101B 1,510 SF**

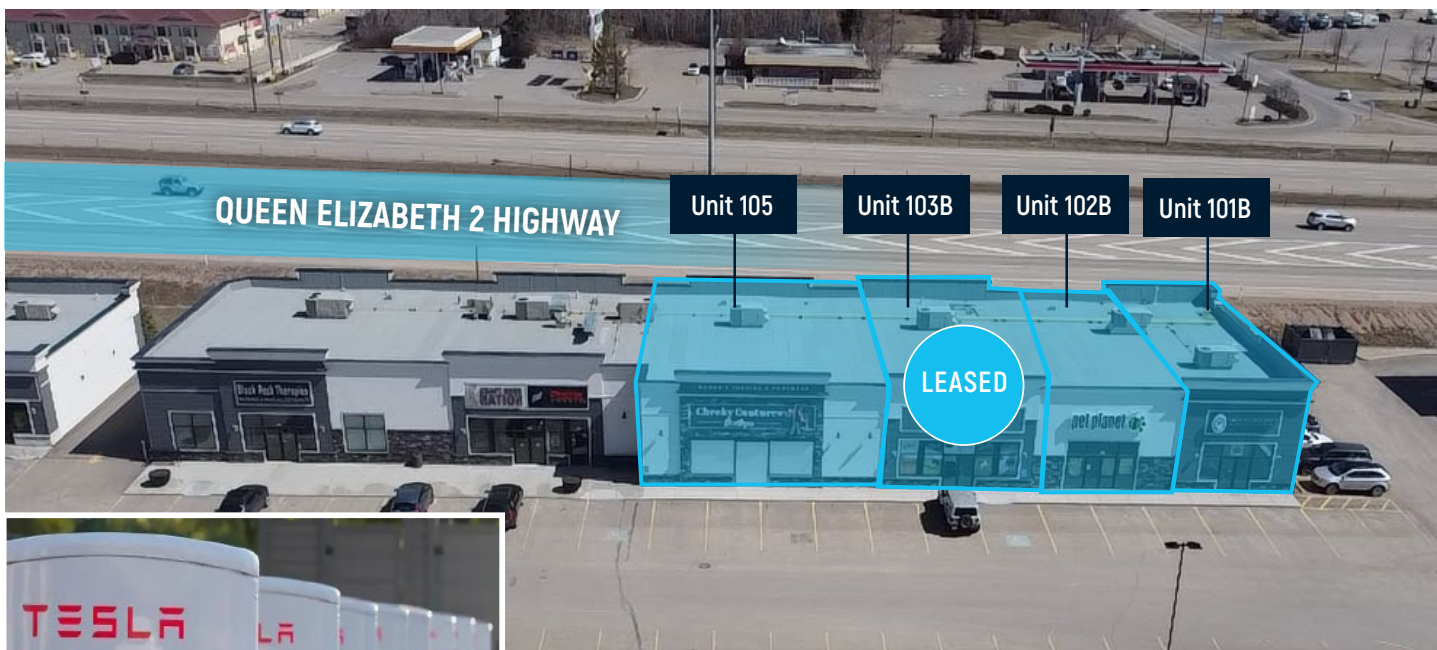


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