

PRICE REDUCED

FOR SALE

182 LEVA AVENUE
RED DEER COUNTY, AB





About the Property

Situated in Gasoline Alley immediately south of Red Deer, this 1.65-acre parcel presents a strategic commercial development opportunity along the Queen Elizabeth II Highway. With C2 – General Commercial zoning, the property accommodates a wide range of permitted uses including retail, professional services, and food-related businesses. The site benefits from direct adjacency to Trader Ridge Shopping Centre, featuring established tenants such as Popeyes, Foggy Gorilla Vape, and Urgent Paws Veterinary Clinic, and is positioned beside a Shell gas station and McDonald's, contributing to consistent traffic flow in the immediate area.

Gasoline Alley continues to develop as a regional commercial node, attracting medical, technical, and financial service providers. The parcel is further supported by proximity to major national retailers including Costco, Staples, and Dollarama, reinforcing strong consumer draw and accessibility. High visibility, exposure to significant daily traffic volumes, and convenient highway access make this site well-suited for a range of commercial development opportunities in one of Central Alberta's most active corridors.

LEGAL DESCRIPTION

Plan 1920344, Block 2, Lot 25

SITE SIZE

1.65 Acres

LOCATION

Gasoline Alley

ZONING

C-2 (General Commercial District)

SALE PRICE

~~\$1,155,000~~ \$990,000 (\$600,000/acre)

PROPERTY TAXES

\$15,204 (2025)

POSSESSION

Immediate

RED DEER



SUBJECT
PROPERTY

LAURA AVENUE

QEH HIGHWAY

COSTCO
WHOLESALE

STAPLES

A&W

LANTERN STREET

 **TOYOTA**

 **PETRO-CANADA**

Tim Hortons

LEVA AVENUE

Central Alberta's Ambassador for Commercial Real Estate



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