



# FOR SALE

LAURA AVENUE, RED DEER COUNTY, AB



#### **LOCATION**

Gasoline Alley West



#### **LEGAL DESCRIPTION**

Plan 1822661, Block 3, Lot 7A



#### **SALE PRICE**

\$3,225,000 (\$755,270 per acre)



#### **PROPERTY TAXES**

\$34,960 (2022)



#### **ZONING**

C2 - General Commercial District



#### **LOT SIZE**

4.27 Acres

## PROPERTY DETAILS

4.27 Acres located in Gasoline Alley north-east of Trail Appliances on the new entrance way to Gasoline Alley. Services to the property line, with off site levies paid. The land has been stripped and levelled with two paved approaches on along the north and west side.

Located in Red Deer County, just south of the City of Red Deer and easily accessible to Red Deer Residents. Major anchors of Gasoline Alley are Costco, Trail Appliances, Hampton Inn and Suites, Staples, Galaxy Cinemas, Princess Auto, Red Deer Toyota and Cam Clark Ford. At Gaetz Avenue, a new larger span bridge has been built. The new bridge spans both Highway 2 and the North C-D road, providing safer access to Highway 2 and the opportunity for local traffic to access Gasoline Alley from the North end. The new roundabout provides free flowing access to Leva Avenue and Laura Avenue.



## Central Alberta's Ambassador for Commercial Real Estate



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