

FOR LEASE

**136 LEVA AVENUE
RED DEER COUNTY, AB**



SALOMONS
COMMERCIAL

103, 4315 - 55 Avenue, Red Deer, AB T4N 4N7
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About the Property

This 2,112 sq. ft. freestanding building is zoned C3 - Highway Commercial, perfectly situated in Gasoline Alley, just west of the QEII Highway with easy access to Highway 2A. Located on the high-traffic Leva Avenue, this property offers excellent visibility and accessibility.

The building includes a reception and waiting area, three offices, a lunchroom, and a washroom, providing a functional layout for various business needs. The shop area, measuring 46' x 24', features two 8' x 16' overhead doors, hi-bay lighting, and a trench sump, making it ideal for service operations or light industrial use.

Additional features include ample paved parking and pylon signage availability, enhancing both convenience and visibility. Possession is negotiable, offering flexibility to prospective tenants.

Neighboring businesses include popular establishments such as KFC, Tim Horton's, Peter's Drive-In, Hampton Inn & Suites, Shell, Boston Pizza, and Petro Canada, enhancing the appeal and convenience of this prime location.

LEGAL DESCRIPTION

Plan 0422675, Block 7, Lot 14

BUILDING SIZE

2,112 SF

LOCATION

Gasoline Alley West

ZONING

C3 - Highway Commercial

LEASE RATE

\$20.00 PSF

ADDITIONAL RENT

\$11.77 PSF

MONTHLY RENT

\$5,591.52 + GST

POSSESSION

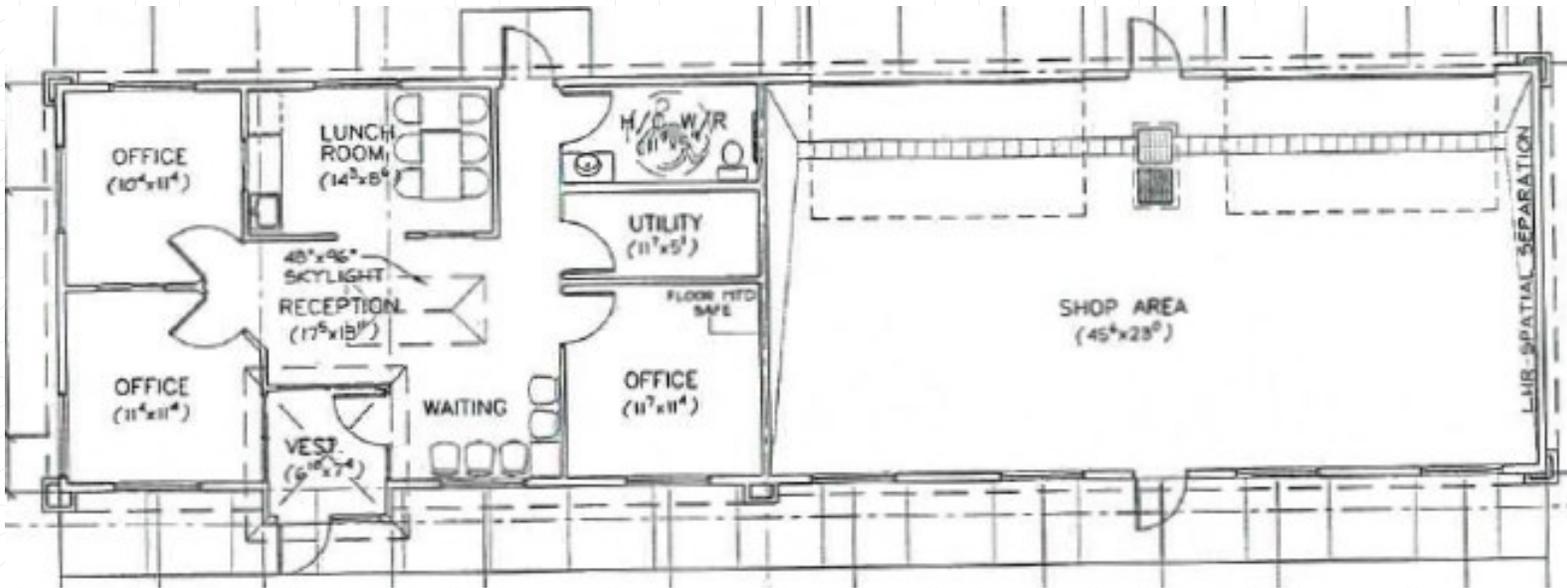
Negotiable

136 Leva Avenue



Floor Plan

136 Lava Avenue





Central Alberta's Ambassador for Commercial Real Estate



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