

FOR SALE

2901 GAETZ AVENUE
RED DEER, AB



30TH STREET

GAETZ AVENUE

About the Property

Now offering for sale: ten commercial condo units, each approximately 1,500 SF, in a planned development with excellent exposure along Gaetz Avenue. Located on the southern parcel of the former Black Knight Inn site, this project is part of a revitalized commercial corridor anchored by tenants including Kia, Mary Browns Chicken, Fat Bastard Burrito, Massage Addict, and Stolen Desert Hair.

This site benefits from proximity to major retail landmarks such as Bower Place Mall, Canadian Tire, and Red Deer Resort & Casino—all within the immediate trade area along a well-established retail corridor. Gaetz Avenue, co-designated as Highway 2A and part of Alberta's Queen Elizabeth II Highway system, carries an Annual Average Daily Traffic (AADT) of approximately 51,940 vehicles near Red Deer, ensuring high visibility and consistent customer flow.

Zoned C4, the units offer flexibility for a wide range of commercial uses. An ample shared parking area supports convenience for both operators and patrons. This is an ideal setting for owner-operators seeking long-term ownership on a high-traffic spine. Possession is negotiable.

Condo ownership provides control and permanence in one of Central Alberta's premier commercial zones.

LEGAL DESCRIPTION

Plan 0123609, Block 14, Lot 12

UNIT SIZES

1,500 SF - 15,000 SF

LOCATION

Gaetz Avenue

ZONING

C4 - Commercial (Major Arterial) District

SALE PRICE

Starting at \$862,500

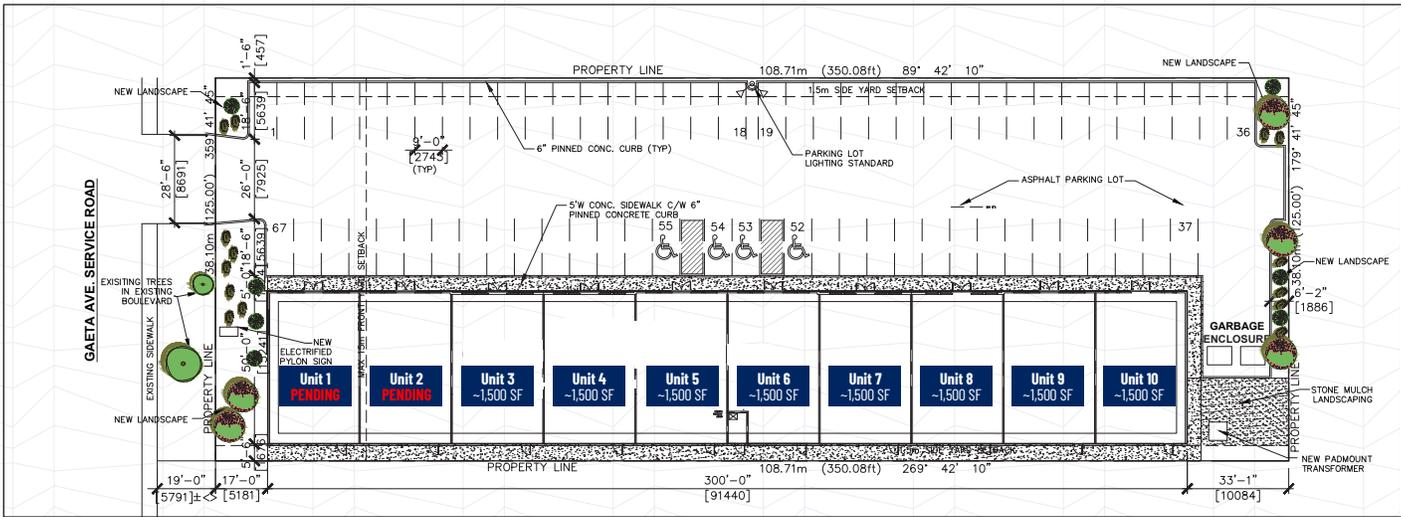
POSSESSION

Negotiable

Site Plan



Disclaimer: Concept rendering only. Final design and features may vary.



SITE PLAN / LANDSCAPE PLAN

Unit No.	Size (SF)	Price Per SF	Price Per Unit	Availability
1	1,500	\$625	\$937,500	Pending
2	1,500	\$625	\$937,500	Pending
3	1,500	\$625	\$937,500	Available
4	1,500	\$625	\$937,500	Available
5	1,500	\$625	\$937,500	Available
6	1,500	\$625	\$937,500	Available
7	1,500	\$600	\$900,000	Available
8	1,500	\$600	\$900,000	Available
9	1,500	\$575	\$862,500	Available
10	1,500	\$575	\$862,500	Available



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