

FOR SALE/LEASE

2901 GAETZ AVENUE
RED DEER, AB



30TH STREET

GAETZ AVENUE



About the Property

Now available for sale or lease: ten commercial condo units, each approximately 1,500 SF, within a high-visibility development on Gaetz Avenue. Situated on the southern portion of the former Black Knight Inn site, the project lies along a revitalized corridor with national and regional tenants including Kia, Mary Browns Chicken, Fat Bastard Burrito, Massage Addict, and Stolen Desert Hair.

The property benefits from immediate proximity to Bower Place Mall, Canadian Tire, and Red Deer Resort & Casino. Positioned on a major arterial route (Highway 2A/Queen Elizabeth II Highway), the site sees an AADT of approximately 51,940 vehicles.

Zoned C4, the units support a wide variety of commercial uses, with shared surface parking onsite. Suitable for both lease and purchase, this opportunity offers flexible possession terms and strong exposure in a well-established retail node. Condo ownership ensures long-term stability in a strategic Red Deer location.

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

LEASE RATE

Market

ADDITIONAL RENT

TBD

SALE PRICE

Starting at \$862,500

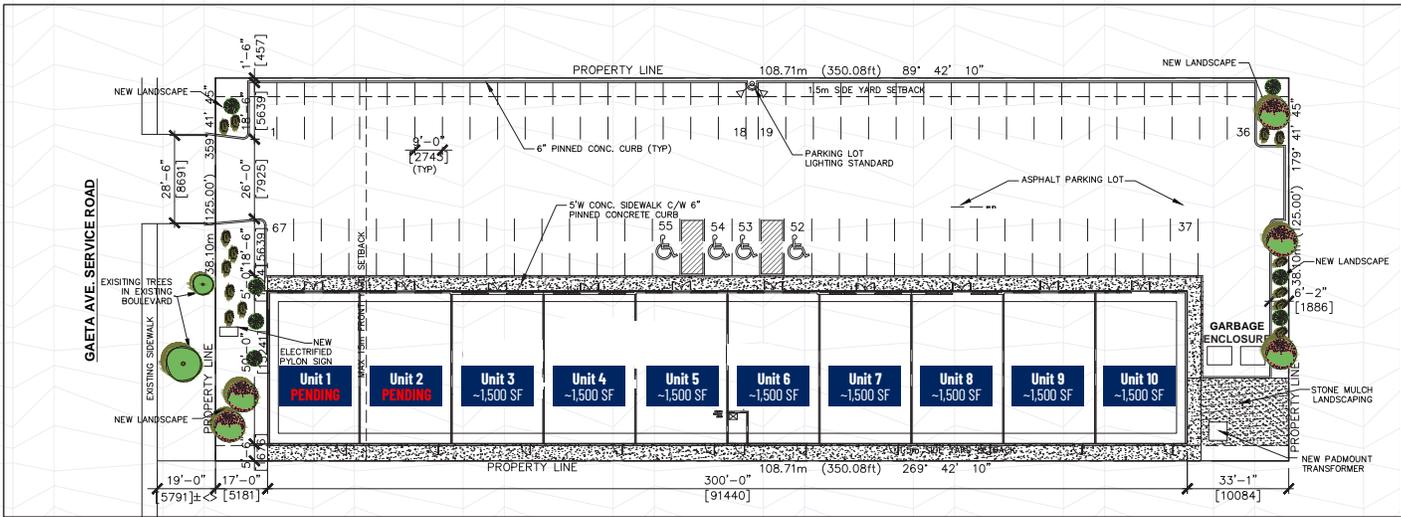
POSSESSION

Negotiable

Site Plan



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



SITE PLAN / LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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



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