

FOR SALE

49 GASOLINE ALLEY EAST
RED DEER COUNTY, AB



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About the Property

A strategically positioned 0.75-acre redevelopment site situated in the thriving Gasoline Alley East, directly along the Queen Elizabeth II Highway. This high-traffic location boasts exposure to over 59,000 vehicles daily, offering unparalleled visibility and commercial potential. Priced based on land value alone, this parcel is zoned C3, suitable for a variety of commercial uses.

The property is surrounded by a robust mix of established businesses including McDonald's, Tim Hortons, Shell, 7-Eleven, Holiday Inn & Suites, Harley Davidson, and Esso, contributing to the site's strong commercial synergy. This parcel presents a significant opportunity for investors or entities aiming to maximize a high-profile location's redevelopment potential.

Note that there are restrictions in place: no convenience stores, residential developments (such as multifamily units or hotels), or gas bars can be established.

LEGAL DESCRIPTION

Plan 4481MC, Lot 2

SITE SIZE

0.75 Acres

LOCATION

Gasoline Alley East

ZONING

C-3 Highway Commercial District

SALE PRICE

\$1,400,000

PROPERTY TAXES

\$11,385 (2023)

POSSESSION

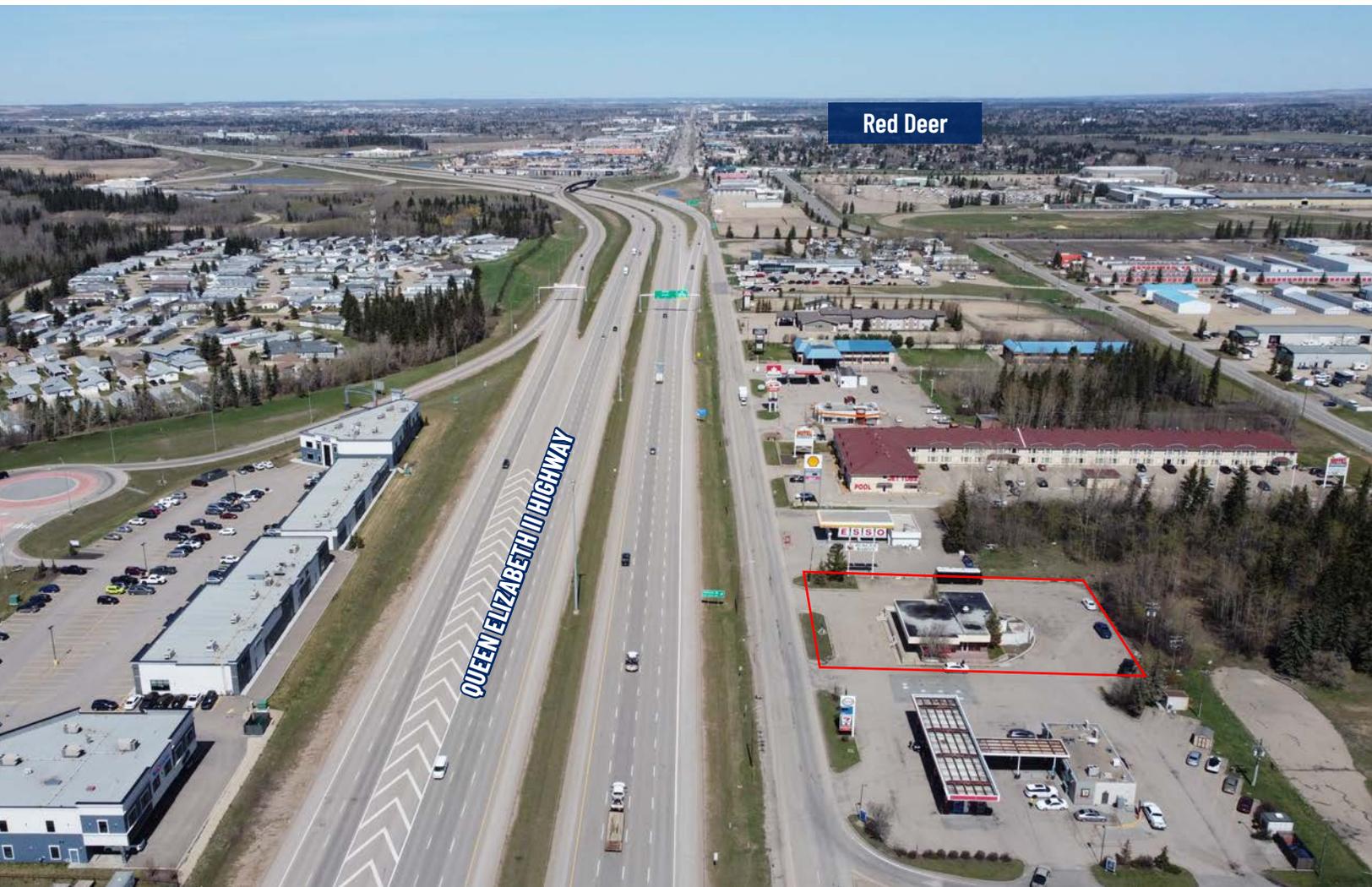
Immediate

QUEEN ELIZABETH II HIGHWAY



Red Deer

QUEEN ELIZABETH II HIGHWAY





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