



FOR SALE

Laura Avenue

Red Deer County, AB



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PROPERTY OVERVIEW

4.27 acres of commercial land available in Gasoline Alley, Red Deer County, directly adjacent to the new UFA development and northeast of Trail Appliances. This highly visible location fronts the new entrance into Gasoline Alley, placing the property beside a major traffic-generating commercial anchor. The parcel includes two paved approaches along the north and west sides, with services to the property line and off-site levies paid. The site has also been stripped and levelled, reducing preliminary site preparation requirements.

The property offers convenient access to Highway 2, Gaetz Avenue, Leva Avenue and Laura Avenue through the expanded bridge and roundabout network. Gasoline Alley is home to major businesses including Costco, Trail Appliances, Princess Auto, Galaxy Cinemas, Red Deer Toyota and Cam Clark Ford. Immediate possession is available.

PROPERTY DETAILS

LOCATION

Gasoline Alley West

LEGAL DESCRIPTION

Plan 1822661, Block 3, Lot 7A

SITE SIZE

4.3 Acres

ZONING

C2 - General Commercial District

PROPERTY TAXES

\$45,913 (2026)

SALE PRICE

\$3,010,000 (\$700,000/acre)

POSSESSION

Immediate



Central Alberta's Ambassador for Commercial Real Estate



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