

# FOR SALE

**MCKENZIE CRESCENT, GASOLINE ALLEY BUSINESS PARK  
RED DEER COUNTY, AB**





## About the Property

---

Prime development land available for sale in Red Deer County. This serviced parcel is zoned C2, offering flexibility for a range of commercial development opportunities. The property benefits from an excellent location with quick access to the QEII Highway and the McKenzie Road Overpass, providing efficient connectivity throughout Central Alberta.

The site is positioned within an established commercial trade area surrounded by recognized businesses including PerioPartners, Brush Floss Dentistry for Children, HUB International, Pivotal CPA, CBI Health, Leon's, and Red Deer Volkswagen. This strong business presence supports visibility and accessibility for future development.

With services in place and immediate possession available, this property offers a timely opportunity for investors or developers looking to establish a presence in a growing commercial corridor within Red Deer County.

### LEGAL DESCRIPTION

Plan 1921843, Block 2, Lot 4

---

### SITE SIZE

0.98 Acres

---

### SALE PRICE

\$550,000

---

### ZONING

C2 - General Commercial

---

### LOCATION

Gasoline Alley Business Park

---

### POSSESSION

Immediate



MCKENZIE CRESCENT

MCKENZIE ROAD

QUEEN ELIZABETH II HIGHWAY



# Central Alberta's Ambassador for Commercial Real Estate



#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7  
www.salomonscommercial.com

**Davin Kemshead**  
Listing Agent  
403.314.6190  
davin@salomonscommercial.com

**Kelly Babcock**  
Partner/Broker  
403.314.6188  
kelly@salomonscommercial.com

**Mike Williamson**  
Associate  
403.314.6189  
mike@salomonscommercial.com

**Brett Salomons**  
Partner  
403.314.6187  
brett@salomonscommercial.com

**Max Field**  
Associate  
403.314.6186  
max@salomonscommercial.com

**Jordan Krulicki**  
Associate  
403.314.6185  
jordan@salomonscommercial.com