

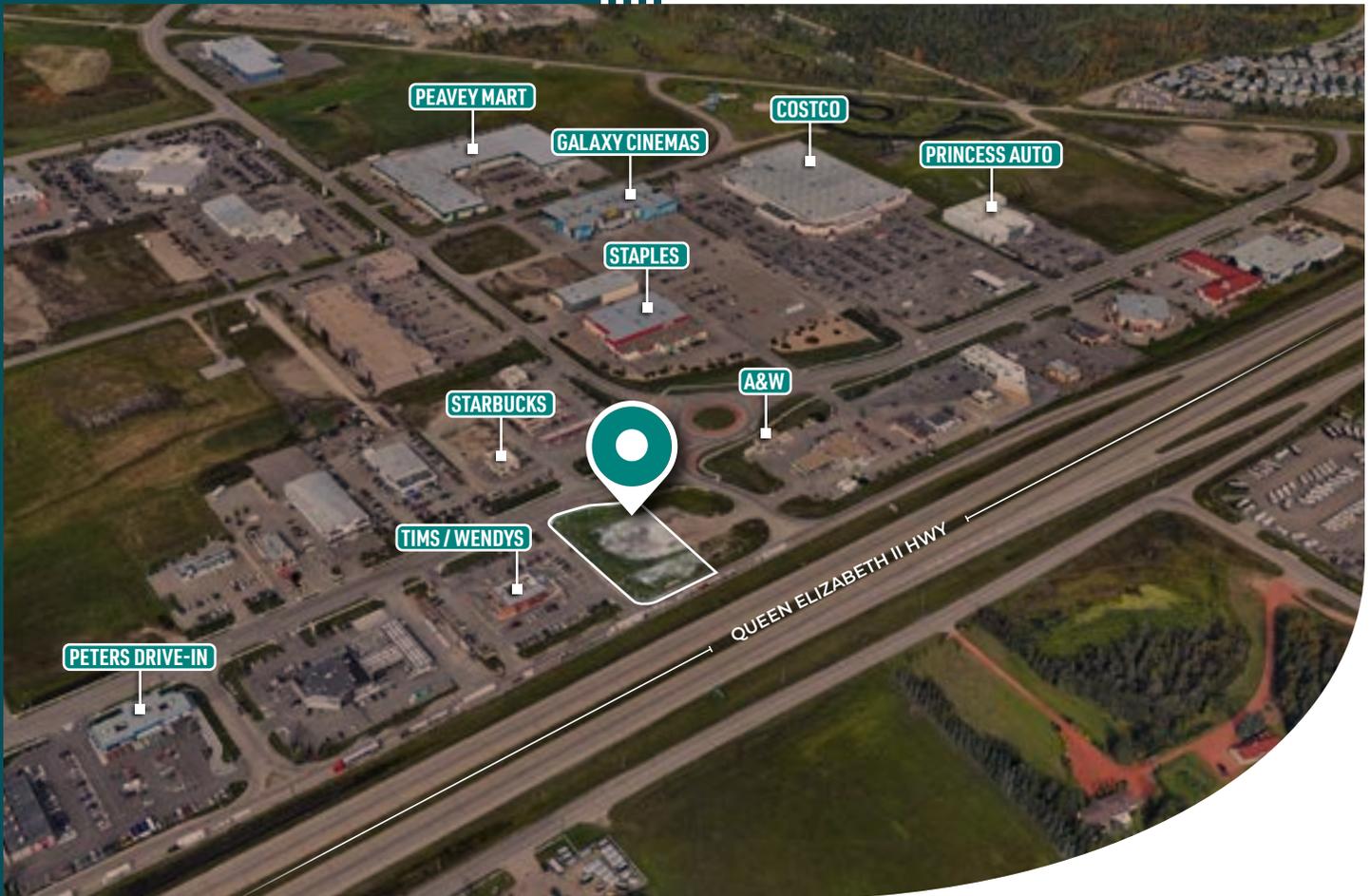
# LAND FOR SALE

±0.92 ACRES

## GASOLINE ALLEY LAND

145 Leva Avenue | Red Deer County | AB

±0.92 ACRES IN GASOLINE ALLEY



ALEX FU  
Associate  
780.263.9619  
alex.fu@omada-cre.com

- High profile land parcel with exposure to QE2 Highway
- Accessible directly from Leva Ave
- C3 zoning allows for a variety of commercial uses
- Final land parcel on Leva Ave with highway visibility

1400 Phipps-McKinnon Building  
10020 101A Avenue, Edmonton, AB, T5J 3G2  
780.540.5320 | OMADA-CRE.COM

# PROPERTY FEATURES

Vacancy	±0.92 acres
Available	Immediately
Municipal	145 Leva Avenue, Red Deer County, AB (Subject to change following subdivision)
Legal	Plan 1521414, Block 1, Lot 14 (Subject to change following subdivision)
Zoning	C3 – Highway Commercial District (C-3)
Sale Price	\$1,150,000.00



GASOLINE ALLEY  
RETAIL NODE



ACCESSIBLE  
FROM LEVA AVE



HIGHWAY  
VISIBILITY

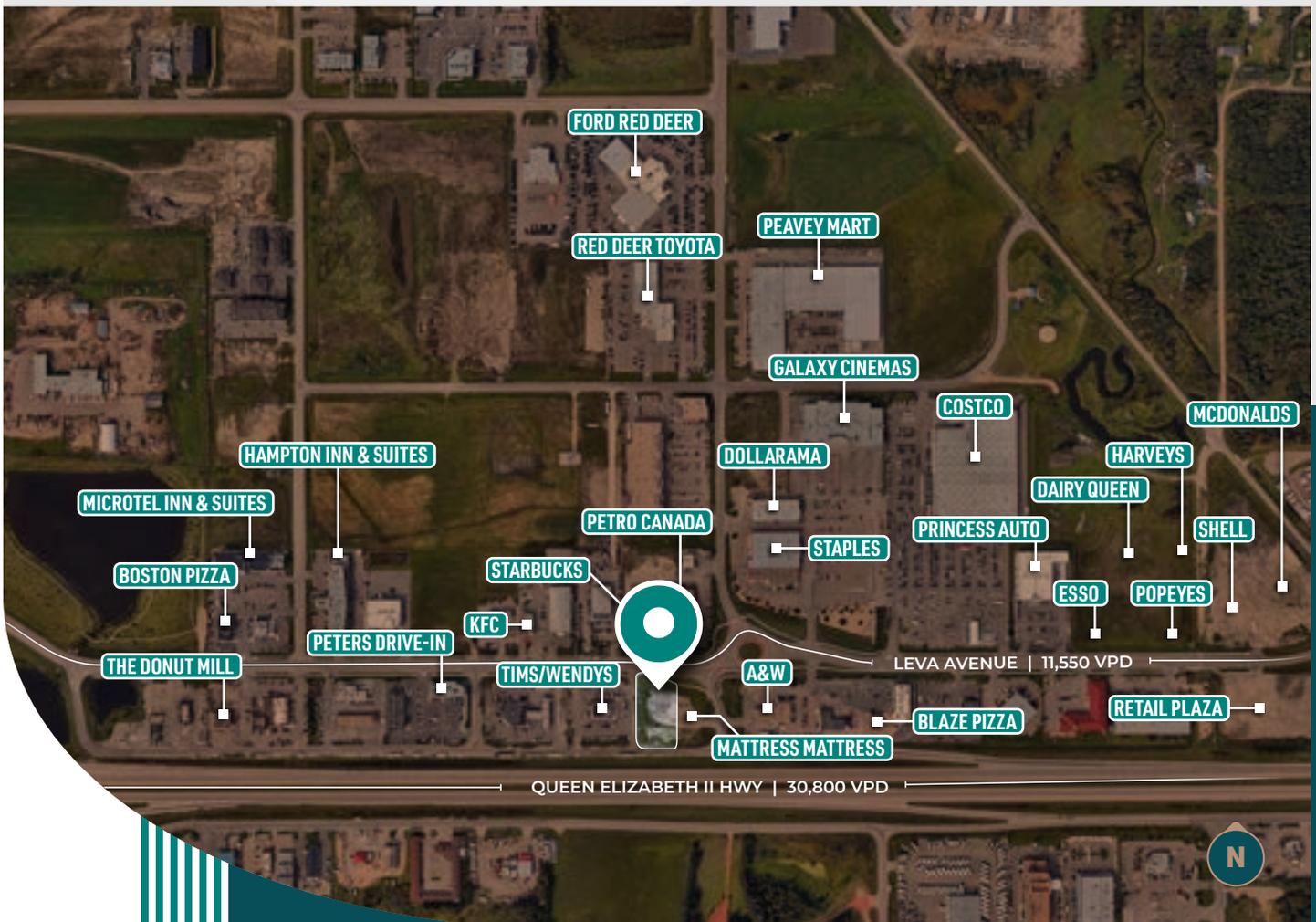


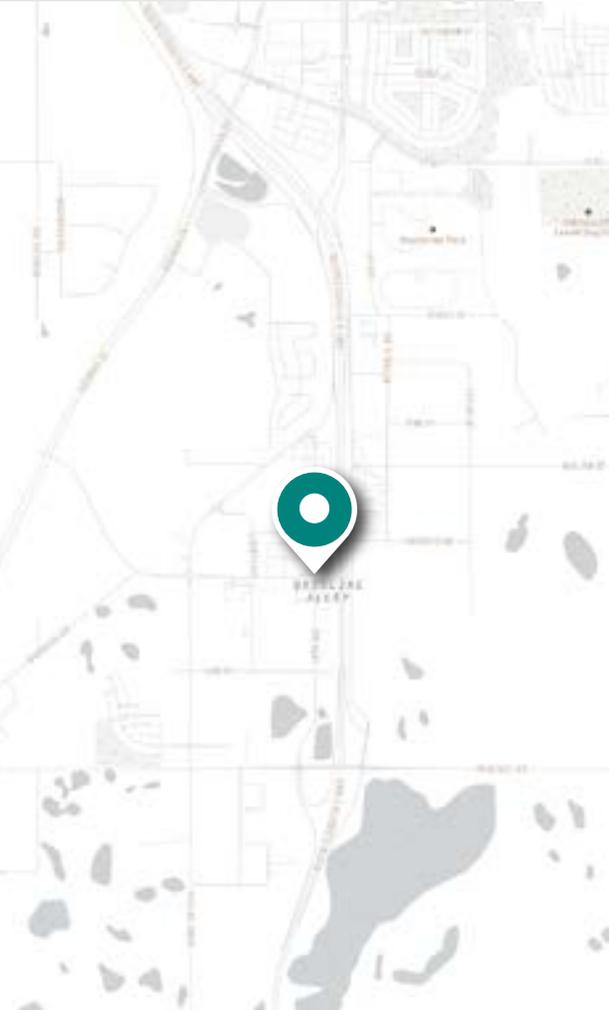
# THE OPPORTUNITY

OPPORTUNITY TO PURCHASE THE FINAL LAND PARCEL ON LEVA AVE WITH HIGHWAY EXPOSURE

Gasoline Alley sees an estimated 20,000 visitors per day, along Alberta's busiest traffic corridor. Located on the "southbound" side of Highway 2, the Property is surrounded by national retailers from Costco, Princess Auto and Staples to McDonalds, Starbucks and A&W.

C3 Highway Commercial Zoning allows for a variety of uses, perfect for owner / user or developer. Gasoline Alley enjoys unmatched daily traffic as well as future residential development in the immediate area.





# TRADE AREA DEMOGRAPHICS

1 HOUR DRIVE TIME

**272,573**

RESIDENTIAL POPULATION

256,263 daytime population  
5.4% growth (2018-2024)  
6.4% proj. growth (2024-2029)

**25.9%**

20-39 YRS

0-19 yrs = 24.2%  
40-59 yrs = 25.4%  
60+ yrs = 24.5%

**\$116,113**

AVERAGE HOUSEHOLD INCOME

25% earn \$60-100,000  
42.6% earn \$100,000+

**30,800**

VPD ON HIGHWAY 2

11,550 VPD on Leva Ave

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**Omada**  
COMMERCIAL

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