

GASOLINE ALLEY CENTRE



**37479 AB-2, RED DEER
COUNTY, AB**

OPPORTUNITY

Join McDonalds in this strategically located property in Gasoline Alley northbound with direct exposure to Highway 2, an essential arterial throughfare connecting Red Deer to other nodes of Alberta including Edmonton and Calgary. Gasoline alley services 51,940 vehicles a day and with only a few options to stop making this a popular destination.

Located adjacent to the subject property is a UFA cardlock servicing several transportation vehicles per day.

PROPERTY HIGHLIGHTS

- Multiple demising options available
- Join Tenants such McDonalds, UFA, Dodge, Holiday Inn, Harley Davidson, Tim Hortons, Shell, A&W, Petro Canada and more
- 900 - 2,717 SF Retail unit located next to McDonalds
- Location provides ample parking on site
- Direct exposure to Alberta Highway 2 allowing for a consistent traffic flow
- Discretionary uses for retail space include Quick Service Restaurant, Cannabis retail, Casino, Indoor Commercial Recreation Facility, Warehousing and Storage, Recreational Vehicle Park and Truck and Manufactured Home Sales/Rentals and more.



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AREA + MAP / GASOLINE ALLEY CENTRE

37479 AB-2, RED DEER COUNTY, AB

Gasoline Alley is located south of Red Deer which boundaries Highway II and is zoned for residential, commercial and some industrial. Through its strategic positioning, Gasoline Alley attracts highway passerby's through the Edmonton-Calgary corridor and is known as Alberta's third-most-populous town. Red Deer's diverse economic condition offers tons of opportunities for small businesses and unique entrepreneurial mind-set.

Energy Business Park	4 minutes
Westerner Park	6 minutes
Mackenzie Business Park	7 minutes
Downtown Red Deer	11 minutes



51,940
vehicles
per day



EXPOSURE
Gaetz Avenue &
Queen Elizabeth
Highway II



PARKING
ample surface
parking
lot



5.1%
projected population
growth (2020-2025)



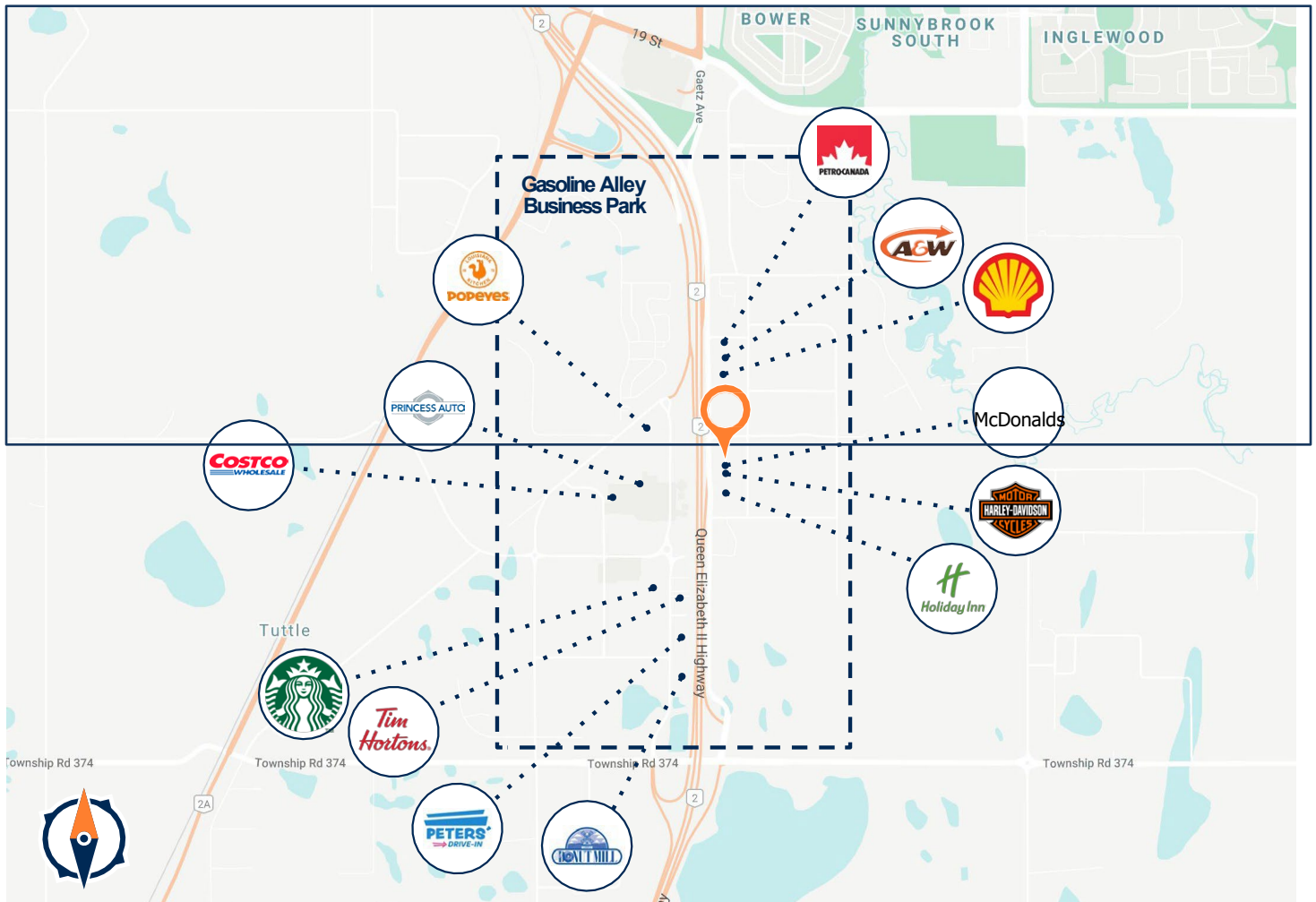
\$133,205
household income
average within 3 km



5,969
population
within 3 km



MAIN FLOOR
commercial
retail space



DETAILS + SITE PLAN / GASOLINE ALLEY CENTRE

Municipal Address: 37479 AB-2, Red Deer County, AB

Legal Description: Plan 1821527, Block 1, Lot 8

Zoning: C3 - Highway Drive-In/Commercial

Parking: 99 Parking Stalls

Availability: 900 - 2,717 SF

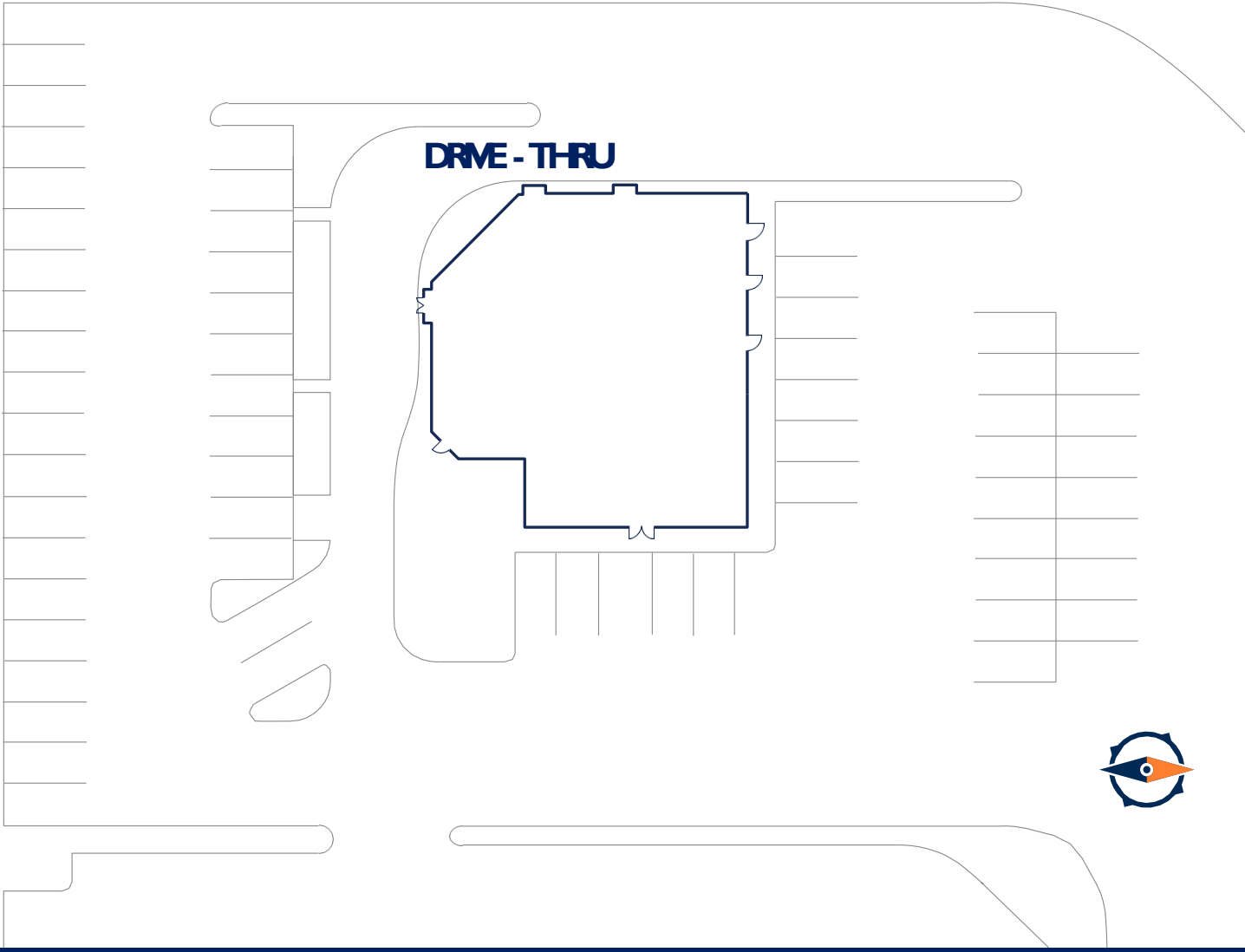
Possession: Immediately

Operating Costs: \$14.24/SF

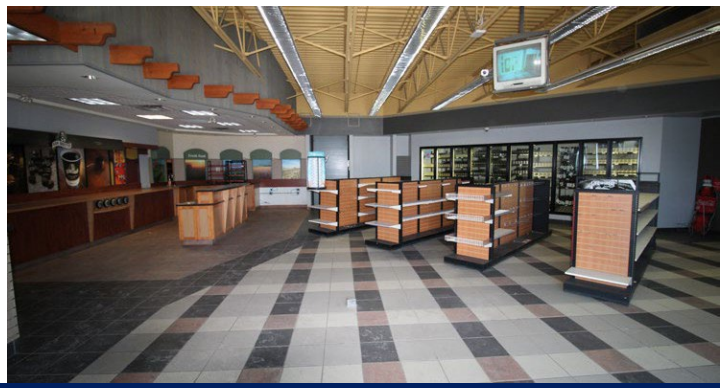
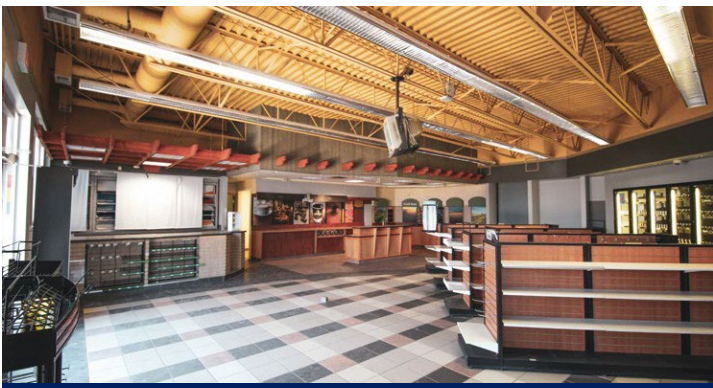
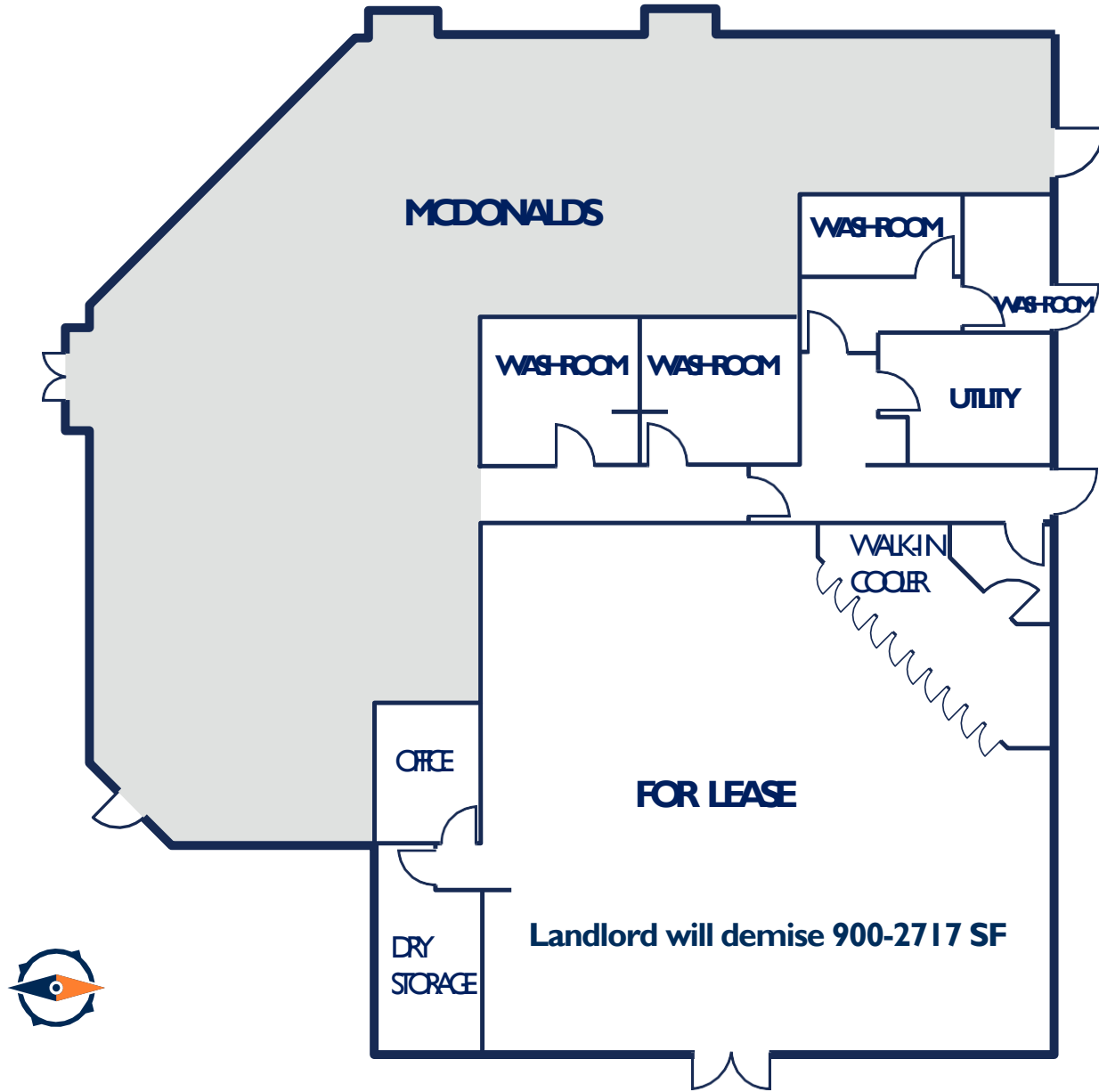
Lease Rate: Market

SITE PLAN

GAETZ AVENUE



FLOOR PLAN / GASOLINE ALLEY CENTRE





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