

FOR SALE

\$2,975,000

142 Leva Avenue, Red Deer County



COMMERCIAL EXPERTS TEAM

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THE PROPERTY

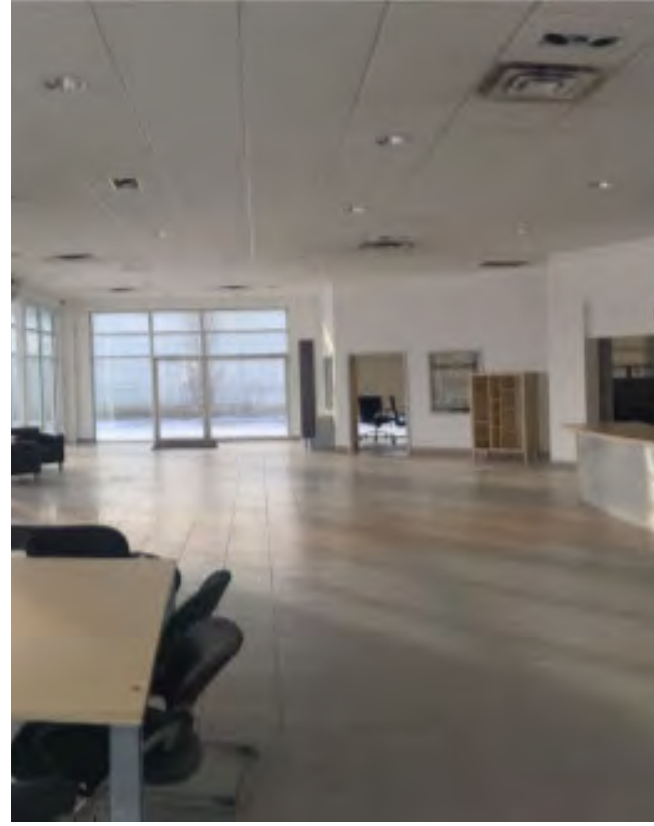
142 Leva Avenue
GASOLINE ALLEY

- **FOR SALE** - Excellent investment for USER/OWNER
- **LEASE Option is available at \$18/SF**
- 8981 SF footprint SF on 1.81 acres of land in Gasoline Alley, additional 2,103 SF on second floor
- Showroom includes reception area, multiple offices, open showroom, washrooms, training room, parts room and lunch room
- Shop is 68'x68' with 22' ceiling height and includes drive thru bay with 14'x12' Sunshine overhead door, radiant heat, 3 Phase power, make up air system, sump and trench, and separate wash bay
- Busy Leva Avenue location with very high exposure
- Neighboring businesses include Costco, Trail Appliances, Ford, Toyota, Princess Auto, and multiple retail and restaurant locations
- Paved front parking lot with great landscaping
- Additional 2.3 acres available for sale directly to the west of the property

PROPERTY DETAILS

Location	142 Leva Avenue, Red Deer County
Legal Plan	Plan 8121555, Block 7, Lot 2
Total Area	8981 SF Main Floor, plus 2,103 2nd Floor
Lot Size	1.81 Acres
Parking	Front paved parking lot
Year Built	2012
Ceiling Height	22'
Dive-In Loading	14'x12'
Zoning	C3 - Highway Commercial
Power	3 Phase, 400 AMP 240 Volt





PROPERTY PHOTOS



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