

DEVELOPMENT OPPORTUNITY

FOR SALE

134 LEVA AVENUE, RED DEER, AB



PRICED REDUCED: \$1,500,000
(595,238 PER ACRE)

LOCATION:
Gasoline Alley

AREA SIZE:
2.52 ACRES

PROPERTY TAXES:
2021 - \$23,835.30

ZONING:
C-3 Commercial

PRESENTED BY

CAM TOMALTY
403.350.0075
cam@remaxcprd.com

JEREMY MAKILA
403.373.7333
jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

THE PROPERTY

134 LEVA AVENUE

Opportunity for development

One of the last remaining areas just off Leva Avenue located south of Red Deer in Gasline Alley. Being located off Queen Elizabeth Highway II makes this a high traffic location with great visibility and is easily accessible to residents. There is 2.52 Acres of land and is a Highway Commercial District with C-3 Zoning. Off site levies paid and services are to the property line. With new development in Red Deer this location is now more accessible to local traffic.



Property Details

Municipal » 134 Leva Avenue

Legal Description » Plan 0422675 Block 7 Lot 15

Size » 2.52 Acres

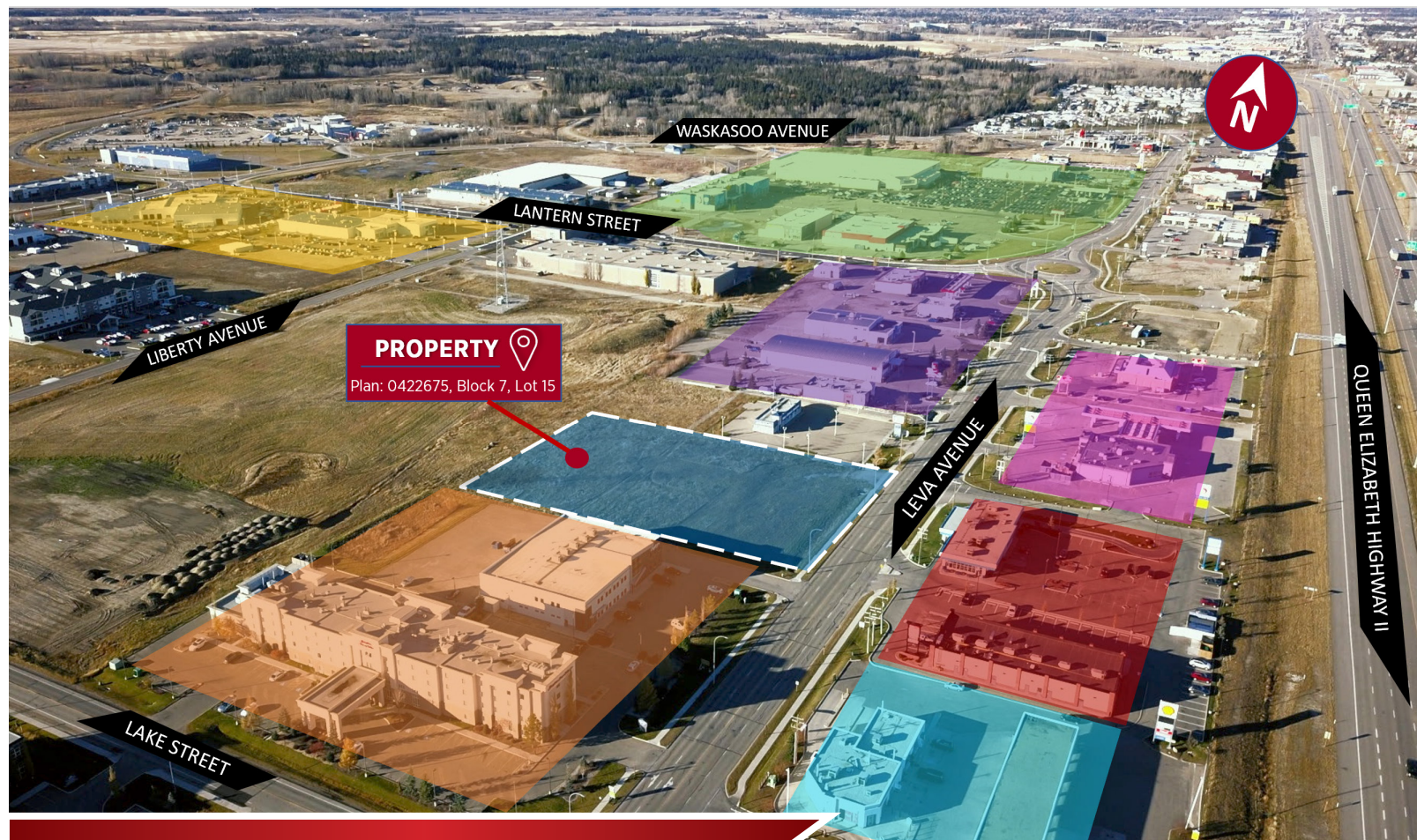
Zoning » C3 - Commercial

Sale Price » \$1,500,000









Taxes » \$23,835.30 /2021



LOCATION



LOCAL AMENITIES

- | | | | |
|---|--|---|---|
|  Toyota and Ford |  Digitex Canada |  Starbucks and Petro Canada |  Peter's Drive In and Chopped leaf |
|  Hampton Inn & Suites |  Costco, Cineplex and Staples |  Husky and Tim Horton's/Wendys |  Shell |

403.986.7777

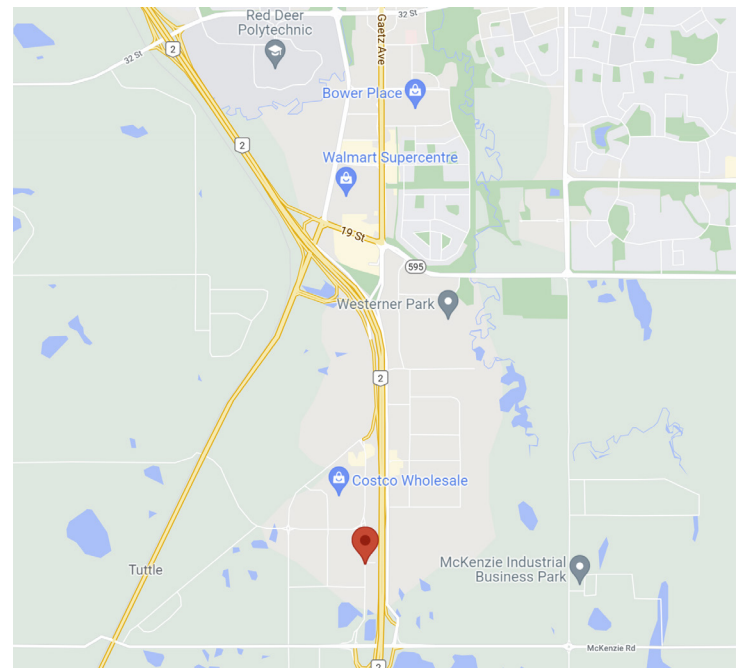
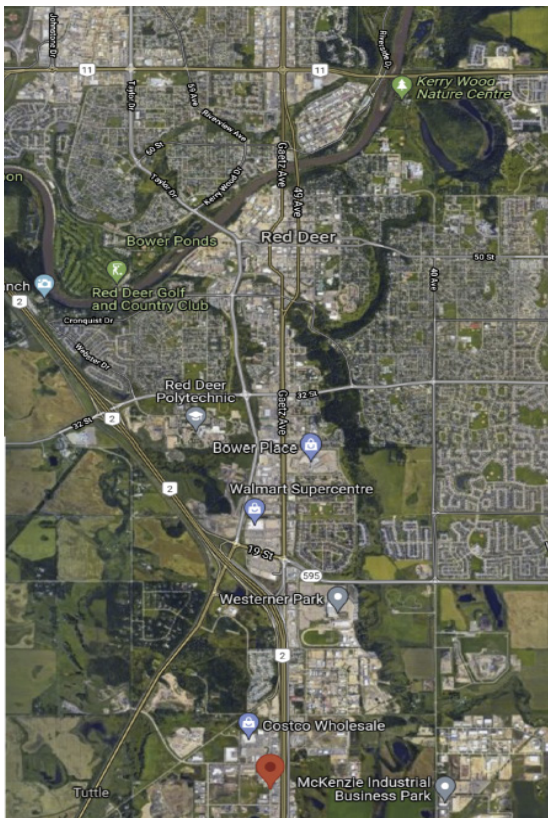
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RE/MAX
COMMERCIAL
PROPERTIES

CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

DONNA CLARK
Licensed Assistant/
Office Manager
403 986 7777
donna@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/
Marketing Director
403 986 7777
annika@remaxcprd.com

RE/MAX
COMMERCIAL
PROPERTIES

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com