

GASOLINE ALLEY GATEWAY

FOR LEASE

157 LEVA AVENUE, RED DEER

UP TO ONE YEAR
FREE RENT



LOCATION:

Gasoline Alley West,
Red Deer



LEASE AREA:

1,200 Sq Ft to
2,487 Sq Ft



ZONING:

C3-Highway
Commercial



LEASE RATE:

\$20.00 Per SF
\$8.00 NNN

PRESENTED BY

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THE PROPERTY

157 LEVA AVENUE

STAND ALONE BUILDING AVAILABLE IN GASOLINE ALLEY GATEWAY

FOR LEASE - 2,497 SF property in Gasoline Alley Gateway which is located on Leva Avenue in Gasoline Alley West. The building was previously a salon and can be demised into smaller space starting at 1,200 SF. Details of this property includes:

» Pylon signage available on Leva and Highway 2

» Ample paved parking in the front

» Tenants in the shopping center include:

- Mobile Lube & Express
- Carl's Jr
- A & W
- Car Wash
- Edward Jones
- Blaze Pizza

» Neighboring businesses include:

- Costco
- Princess Auto
- Cineplex
- Staples
- Liquor Hutch
- Fat Burger

» Desirable location

Free rent up to one year for qualified tenants on a long term lease. Operating cost is estimated at \$8.00 per SF for 2023.



PROPERTY DETAILS / PHOTOS



157 Leva Ave - 2,497 SF



PROPERTY DETAILS

MUNICIPAL:	157 Leva Ave, Red Deer County
LEGAL LAND DESCRIPTION:	Plan: 1420987, Block: 1, Lot 13A
SIZE & FLOORS:	Main Floor 157 Leva Ave - 1,200 to 2,497 SF
ZONING:	C3 - Highway Commercial
SIGNAGE:	Available on pylon with additional monthly charge
PARKING:	Shared common paved parking lot

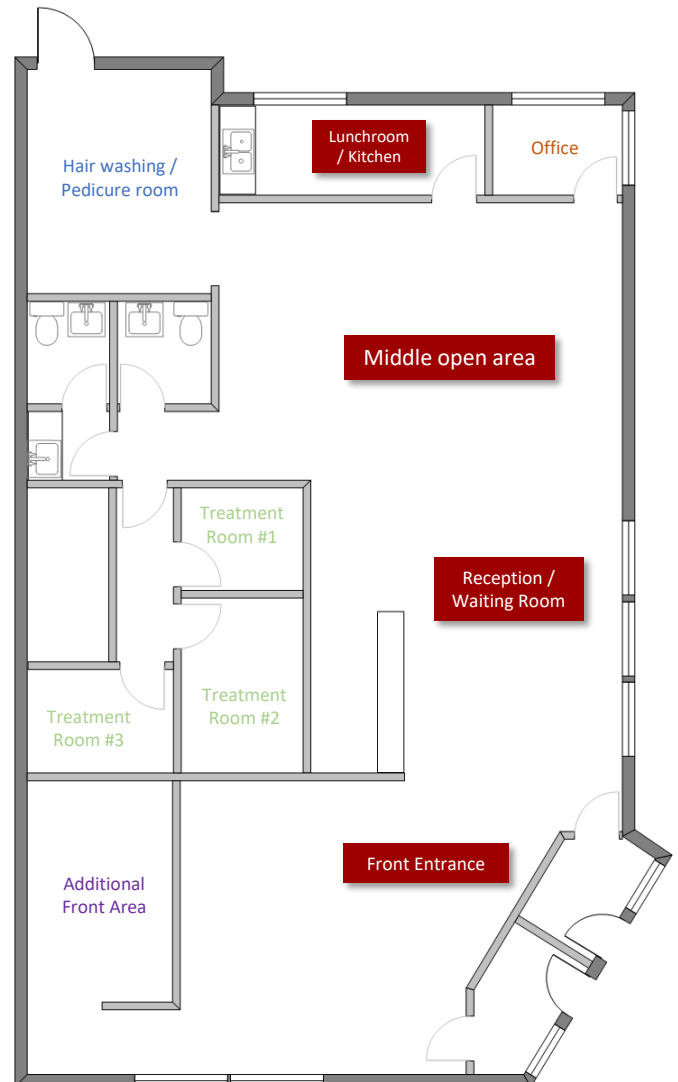
FOR LEASE

157 Leva Avenue

LEASE PRICE:	\$20 Per SF / \$4,161.60 Monthly
NNN COST:	\$8 Per SF / \$1,664.60 Monthly
TOTAL:	= \$5,826.33 Monthly

*Free rent up to a year to qualified long term tenants

PROPERTY TOUR



157 LEVA AVENUE

157 LEVA AVE - 1,200 to 2,497 SF FEATURES

- » Open reception area
- » High end finishings
- » Open concept with high ceilings
- » Separate treatment rooms
- » Staff lunchroom / kitchen
- » One office/ one washroom
- » Perfect for any salon, esthetics's or med spa
- » Demised space can be perfect for 1,200 SF quick serve restaurant



PHOTOS / FLOOR PLAN



LOCAL AMENITIES



GASOLINE ALLEY GATEWAY



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



YOUR RE/MAX COMMERCIAL TEAM

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