

GASOLINE ALLEY GATEWAY
FOR LEASE

153 - 159 LEVA AVE, RED DEER



LOCATION:

Gasoline Alley West,
Red Deer



LEASE AREA:

2,100 Sq Ft or
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

153 - 159 LEVA AVENUE

2x UNITS AVAILABLE IN GASOLINE ALLEY GATEWAY

FOR LEASE - 2x units available in Gasoline Alley Gateway which is located on Leva Avenue in Gasoline Alley West. One unit is 2,497 SF and was previously a salon. The other unit available is 2,100 SF and was formally a school. 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

Operating cost is estimated at \$8.00 per SF for 2023.



PROPERTY DETAILS / PHOTOS



PROPERTY DETAILS

| | |
|--------------------------------|---|
| MUNICIPAL: | 153 - 159 Leva Ave, Red Deer County |
| LEGAL LAND DESCRIPTION: | Plan: 1420987, Block: 1, Lot 13A |
| SIZE & FLOORS: | Main Floor Unit #104 - 2,100 SF 155 Leva Ave - 2,497 SF |
| ZONING: | C3 - Highway Commercial |
| SINAGE: | Available on pylon with additional monthly charge |
| PARKING: | Shared common paved parking lot |

FOR LEASE

Unit #104

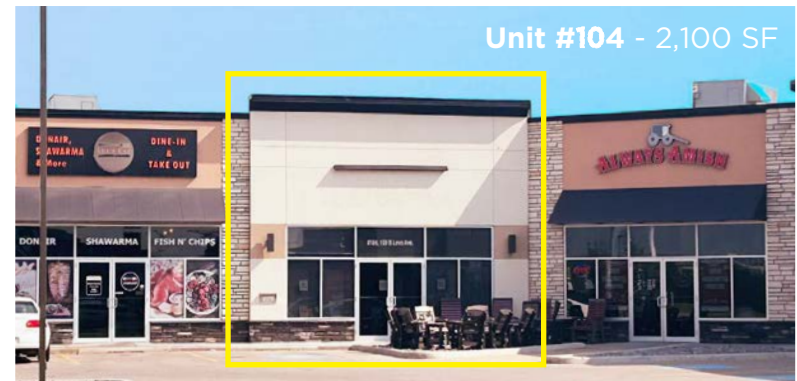
| | |
|---------------------|--------------------------------------|
| LEASE PRICE: | \$20 Per SF / \$3,500 Monthly |
| NNN COST: | \$8 Per SF / \$1,400 Monthly |
| TOTAL: | = \$4,900 Monthly |

[PROPERTY TOUR](#)

155 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 |

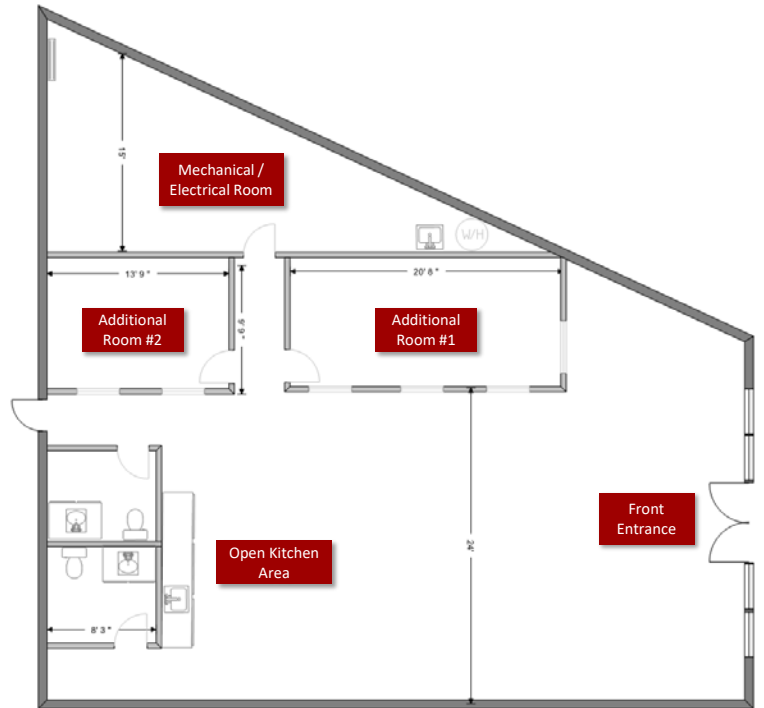
[PROPERTY TOUR](#)



UNIT #104 - PHOTOS / FLOORPLAN

UNIT 104 - 2,100 SF FEATURES

- » Open kitchen area
- » LED lighting
- » Open concept
- » One office & one boardroom
- » 2x washrooms
- » additional storage room
- » Perfect for schools, training or dance studio



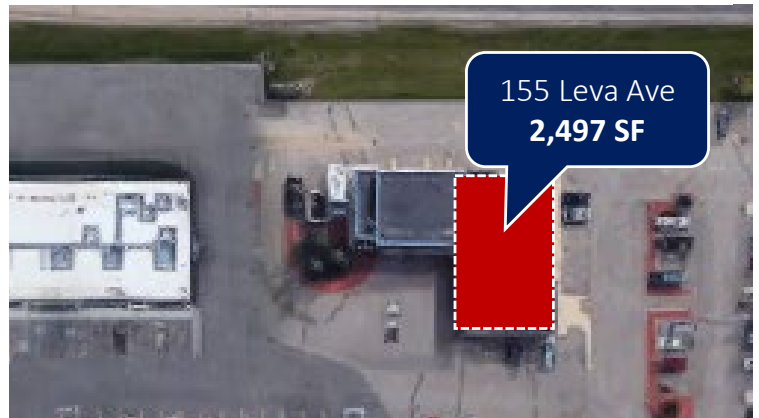
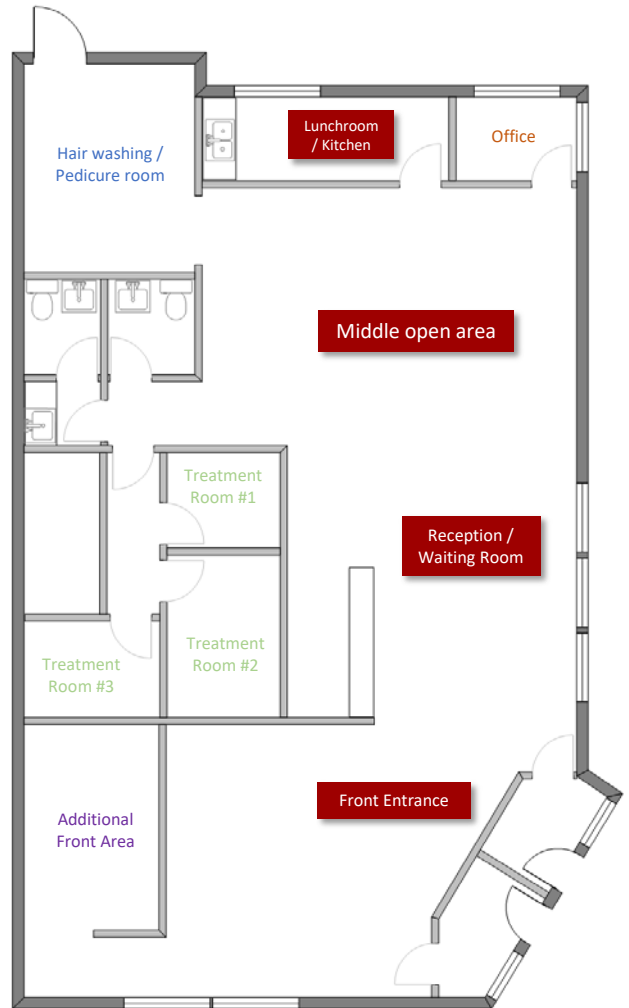
UNIT #104 - PHOTOS



155 LEVA AVENUE

155 LEVA AVE - 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



PHOTOS / FLOORPLAN



LOCAL AMENITIES



GASOLINE ALLEY GATEWAY



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



YOUR RE/MAX COMMERCIAL TEAM

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