

GASOLINE ALLEY GATEWAY  
**FOR LEASE**

159 LEVA AVENUE, RED DEER

**TWO UNITS AVAILABLE**

*UP TO ONE YEAR  
FREE RENT*



**LOCATION:**

Gasoline Alley West,  
Red Deer



**LEASE AREA:**

2,100 Sq Ft to  
4,682 Sq Ft



**ZONING:**

C3-Highway  
Commercial



**LEASE RATE:**

\$20.00 Per SF  
\$8.00 NNN

**PRESENTED BY**

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# THE PROPERTY

159B 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 2,100 SF and the other unit available is 2,582 SF These units can be leased separately or together to make a 4,682 SF unit. 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



## PROPERTY DETAILS

MUNICIPAL:	159 Leva Ave, Red Deer County
LEGAL LAND DESCRIPTION:	Plan: 1420987, Block: 1, Lot 13A
SIZE & FLOORS:	Main Floor Unit #104 - <b>2,100 SF</b> Unit #105 - <b>2,582 SF</b>
ZONING:	C3 - Highway Commercial
SIGNAGE:	Available on pylon with additional monthly charge
PARKING:	Shared common paved parking lot



## FOR LEASE

### Unit #104

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

[PROPERTY TOUR](#)

### Unit #105

LEASE PRICE:	<b>\$20 Per SF / \$4,303.33 Monthly</b>
NNN COST:	<b>\$8 Per SF / \$1,721.33 Monthly</b>
TOTAL:	<b>= \$6,024.66 Monthly</b>

[PROPERTY TOUR](#)



Unit #104 - 2,100 SF

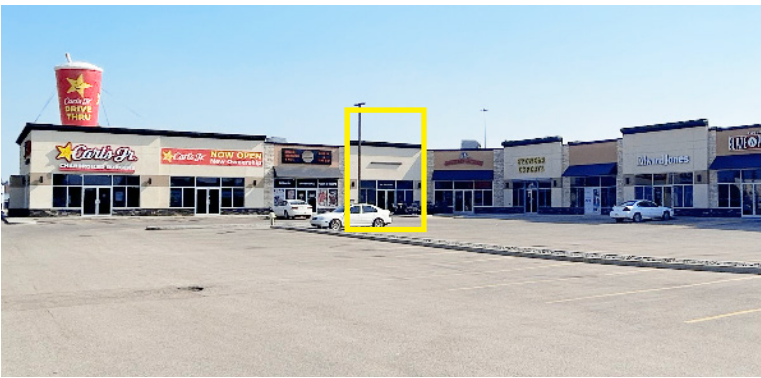
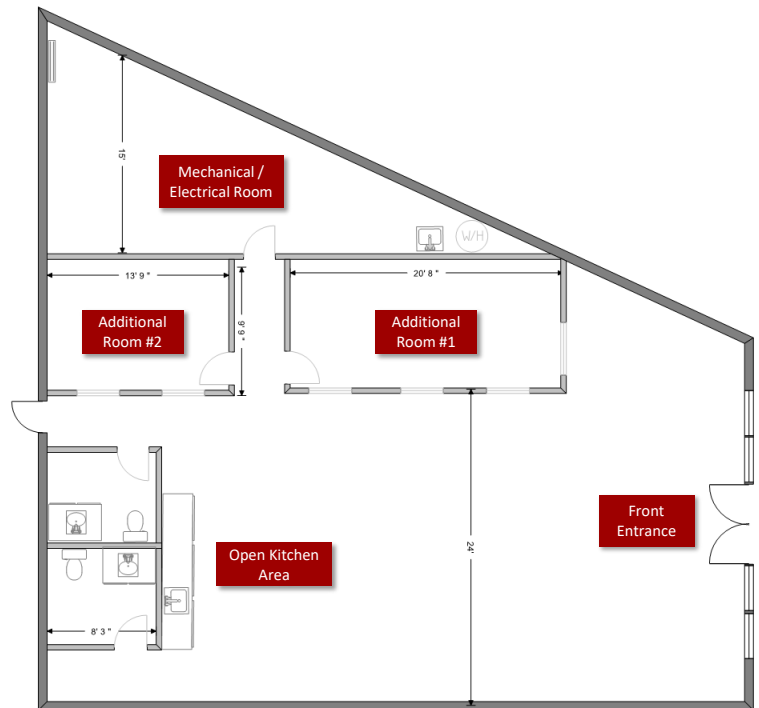


Unit #105 - 2,582 SF

# UNIT #104 - PHOTOS / FLOOR PLAN

## UNIT 104 - 2,100 SF FEATURES

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





# UNIT #104 - PHOTOS

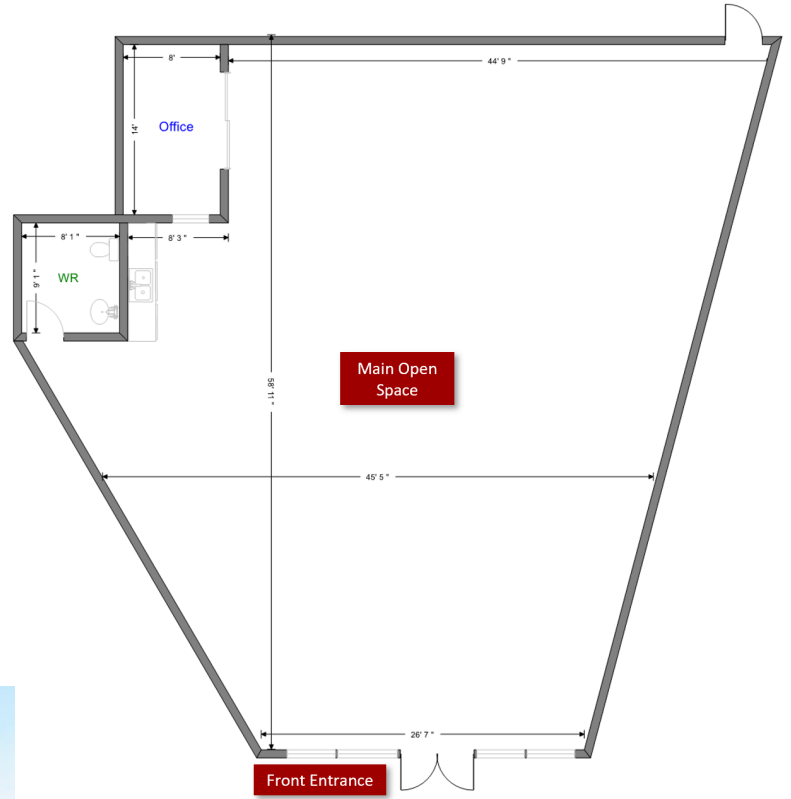




# UNIT #105 - PHOTOS / FLOOR PLAN

## UNIT 105 - 2,582 SF FEATURES

- » Open kitchen area
- » LED lighting
- » Open concept
- » One office & one washroom
- » Back door access
- » Corner unit
- » Great location in busy Gasline Alley





# UNIT #105 PHOTOS





# LOCAL AMENITIES



## GASOLINE ALLEY GATEWAY





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



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