



- ▶ **3,000 SF Freestanding Building**
- ▶ **High Exposure Location on the Busy Gasoline Alley East Highway Corridor**

Location

The property is situated on the north side of Gasoline Alley East and Willow Avenue. Area tenants include Esso, Shell, A&W, McDonald's, Harley-Davidson, Holiday Inn, Costco, South Point Common, and more.

Highlights

- ▶ High exposure
- ▶ Great signage opportunity
- ▶ Surface parking stalls
- ▶ Former Burger Baron

Neil S McAllister
Personal Real Estate Corporation
D 604.630.3374 C 604.720.3312
neil.mcallister@lee-associates.com

Kelly Babcock
Salomons Commercial
D 403.314.6118
kelly@salomonscommercial.com

FOR SALE/LEASE | RETAIL
45 GASOLINE ALLEY EAST
RED DEER, ALBERTA

Available Space

3,000 SF

Cam & Tax (2019)

\$8.00 PSF (estimated)

Lease Rate

\$15.00 PSF

Asking Sale Price

Call listing agent

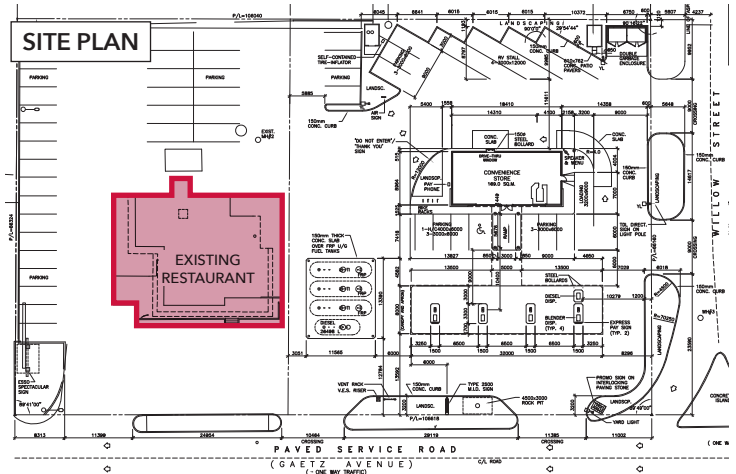
Zoning

C-3 Highway Commercial
 District

Traffic Count

38,920 VPD on Queen Elizabeth II Hwy
 (Alberta Transportation 2017)

Demographics	3 km
Population	5,221
Total Daytime Population	8,465
Median Age	39.8
Households	2,173
Average household income	\$117,073



Neil S McAllister
 Personal Real Estate Corporation
 D 604.630.3374 C 604.720.3312
 neil.mcallister@lee-associates.com

Kelly Babcock
 Salomons Commercial
 D 403.314.6118
 kelly@salomonscommercial.com

Disclaimer: Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. © Lee & Associates Commercial Real Estate (BC) Ltd. All Rights Reserved. 02/03/20.