



FOR LEASE

179 LEVA AVENUE, RED DEER COUNTY, AB



LOCATION

Gasoline Alley West



LEGAL DESCRIPTION

Plan 1424982, Block 2, Lot 17



LEASE RATE

Base Rent: \$30.00 PSF
NNN: \$11.04 PSF **includes utilities*



UNIT SIZE

2,069 SF - 2,633 SF



ZONING

C2 - General Commercial District



MONTHLY RENT

starting at \$7,075.98 + GST

PROPERTY DETAILS

(2) Retail units available in Gasoline Alley Centre West, a well-established commercial centre located just off the QEII. Immediate possession is available.

Join a mix of regional and national businesses, including: BDO, BMO, Red Stag Barbershop, Pet Planet, Donna Purcell QC Law, Pet Planet, Gasoline Alley Dental, Hoffman Chiropractic & Wellness and Central Alberta Podiatry.

Unit 103B - **PENDING**

LEASE RATE

Base Rent: \$30.00 PSF
NNN: \$11.04 PSF

UNIT SIZE

2,633 SF

MONTHLY RENT

\$9,044.86 + GST

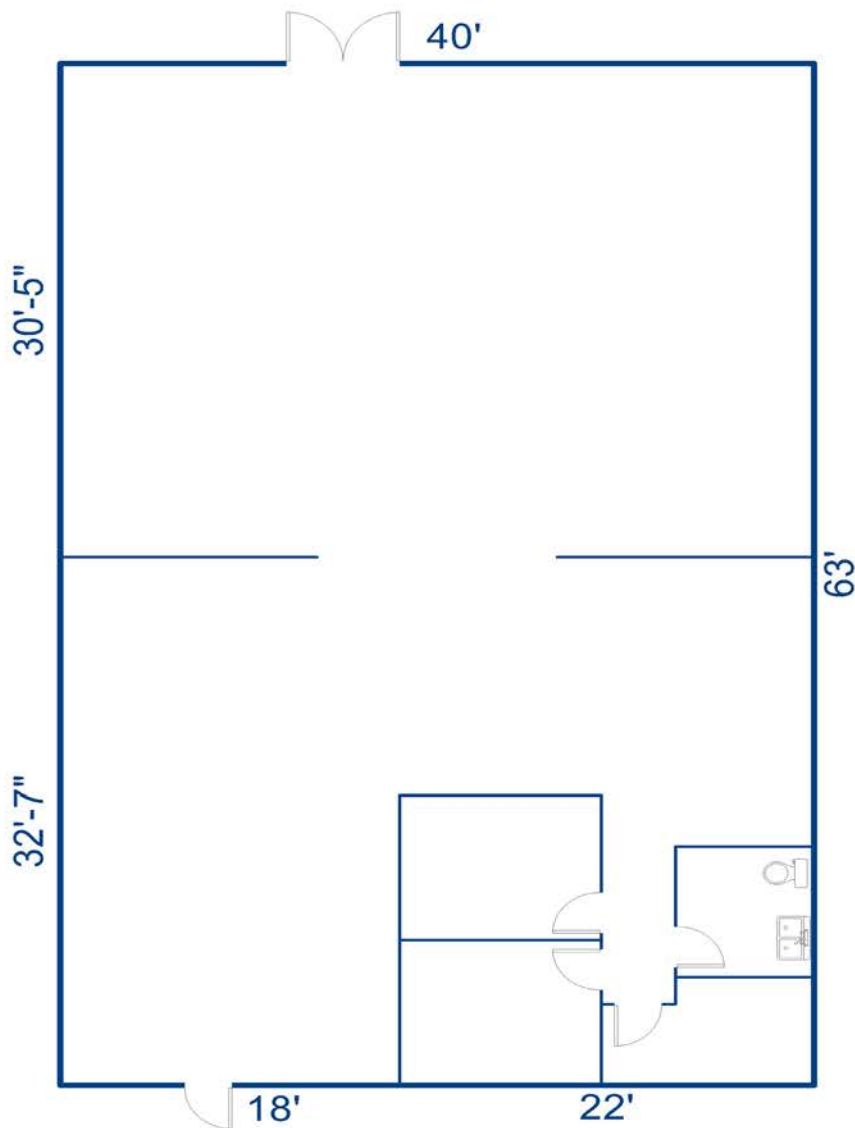
POSSESSION

Immediate

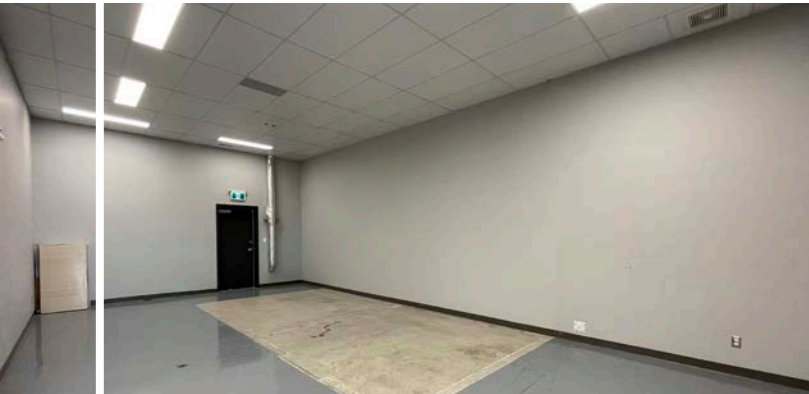
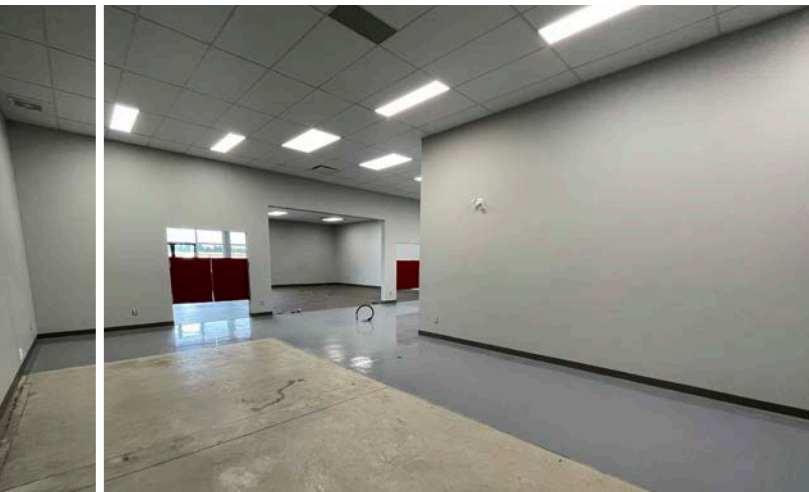
FEATURES

- > Large Open Retail Area
- > Private Office
- > Kitchenette/Break Room
- > Washroom
- > Storage
- > Windows bring in natural light

FLOOR PLAN



Unit 103B



Unit 105

LEASE RATE

Base Rent: \$30.00 PSF
NNN: \$11.04 PSF

UNIT SIZE

2,069 SF

MONTHLY RENT

\$7,075.98+ GST

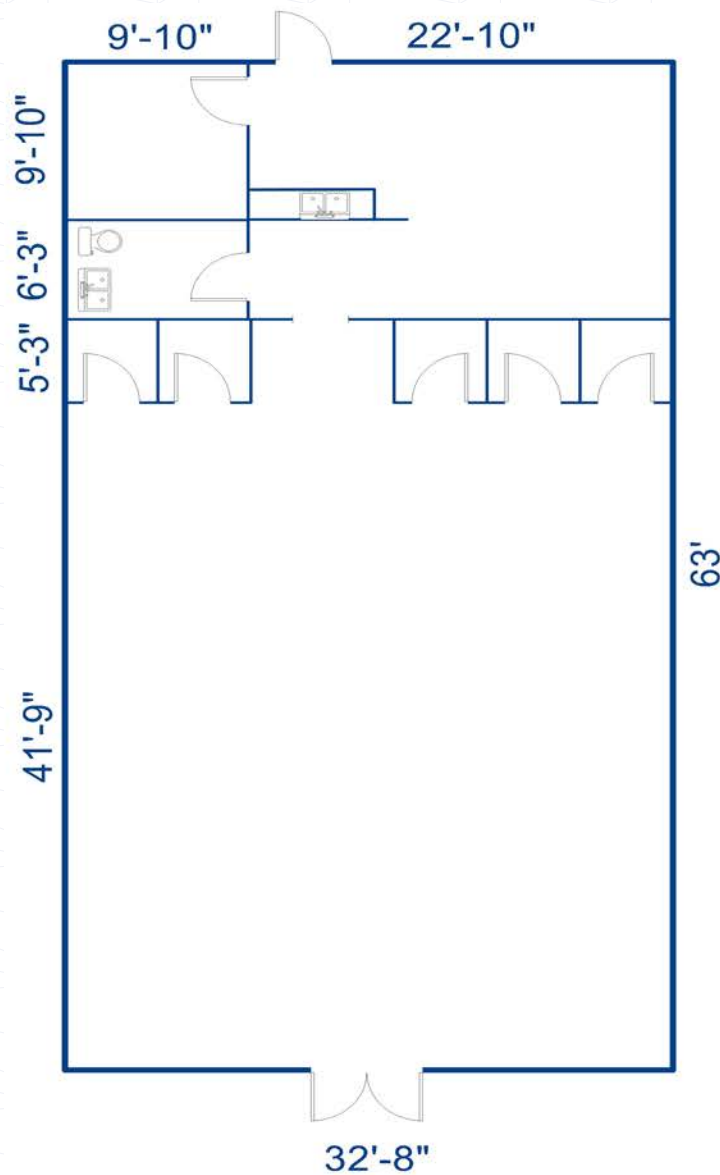
POSSESSION

Immediate

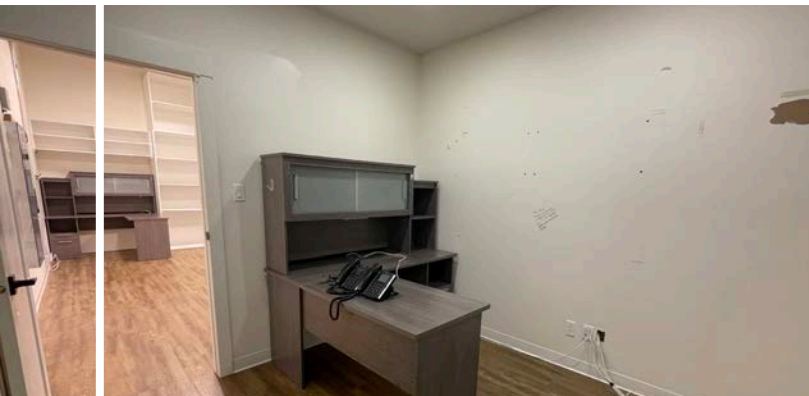
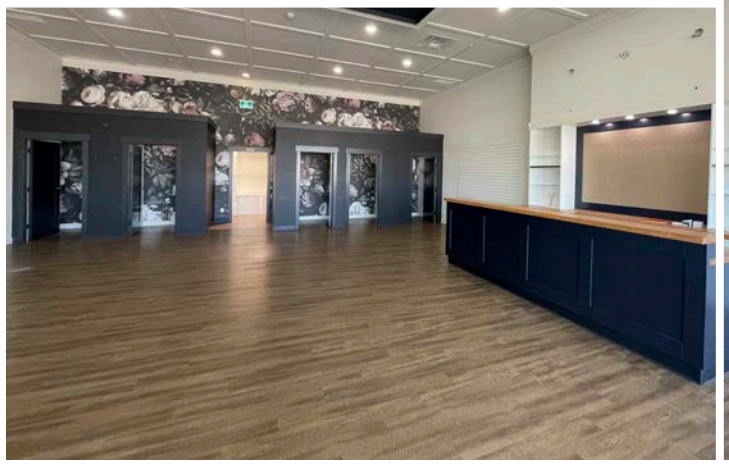
FEATURES

- > Large Open Retail Area with sales counter
- > (5) Changing Rooms
- > Attractive Finishes
- > Kitchenette/Break Room
- > Washroom
- > Ample Storage
- > Private Office

FLOOR PLAN



Unit 105





RED DEER

 **SUBJECT PROPERTY**

LAURA AVENUE

QEI HIGHWAY

COSTCO
WHOLESALE

STAPLES

AGW

LANTERN STREET


PETRO-CANADA

LEVA AVENUE

Tim Hortons

Central Alberta's Ambassador for Commercial Real Estate



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