



**FOR LEASE**

2,633 SF Unit Adjacent to QEII Highway in High Traffic Gasline Alley

## GASOLINE ALLEY CENTRE WEST

179 Leva Avenue, Red Deer County, Alberta

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## For Lease Final 2,633 SF Unit in Gasoline Alley Centre West

Final 2,633 SF available at Gasoline Alley Centre West, located in the heart of Gasoline Alley, one of Central Alberta's busiest retail and service destinations with excellent exposure to the QEII Highway. The centre is surrounded by major traffic drivers including Costco, Staples, and Cineplex, and features Tesla Superchargers on site - the only charging station between Edmonton and Calgary, generating consistent daily traffic and extended customer dwell time. The space is well suited for a variety of retail, food & beverage, personal service, office, or financial service uses, and is available immediately with competitive market lease terms.

### PROPERTY DETAILS

|                          |   |
|--------------------------|---|
| <b>Address</b>           | 179 Leva Avenue, Red Deer County, AB  |
| <b>Legal Description</b> | Plan 1424982, Block 2, Lot 17   |
| <b>Zoning</b>            | C2 - General Commercial District  |
| <b>Size</b>              | 2,633 SF  |
| <b>Base Rent</b>         | Market  |
| <b>Additional Rent</b>   | \$12.24 PSF (2026 Estimate, Utilities Included)<br>Tenant Improvement Allowance: Negotiable |
| <b>Available</b>         | October 1st, 2026   |

### GASOLINE ALLEY AMENITIES



**Refueling**  
Multiple Gas Stations



**Rest & Refreshments**  
Rest Stops & Restaurants



**Connecting Roads**  
To Provincial Parks



**Electric Charging**  
Stations for Electric Cars



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## Zoning: General Commercial District (C-2)

| Permitted Uses   |  | Discretionary Uses   |
|--|--|--|
| Accessory Building and Accessory Use                   | Funeral Home                               | Cannabis Retail Sales  |
| Automotive and Minor Recreation Vehicle Sales /Rentals | Government Service                         | Data Processing Center   |
| Automotive Gas Bar                                     | Hotel                                      | Day Care Facility (2024/26.11)   |
| Automotive Repair – Minor                              | Lease Bay Building/ Commercial Retail Unit | Manufacturing, Processing or Assembly Facility (clean industry only, no outdoor storage, with a retail outlet) |
| Automotive Service Station                             | Motel                                      | Recycle Depot  |
| Automotive Wash - Minor                                | Office                                     | Veterinary Clinic  |
| Casino   | Personal Service Facility                  | Warehousing and Storage – limited to self storage  |
| Commercial Recreation Facility – Indoor                | Public Utility                             | Warehouse Sales  |
| Crematorium  | Retail Store – Major                       |  |
| Electric Vehicle Charging Station                      | Retail Store – Minor                       |  |
| Financial Institution                                  | Signs                                      |  |
| Food and Beverage Service Facility                     | Solar Energy Devices                       |  |

## ABOUT GASOLINE ALLEY

### Attractive Tax Rates

Businesses located in Gasoline Alley benefit from great highway exposure from the travelling public, with quick access off the highway to amenities. Attractive tax rates, ample parking and a focus on reducing Red Tape for businesses makes Gasoline Alley a premier choice. The Farmers' Market and The Dome sports facility are unique businesses that thrive in the County.

### Award Winning Community

Winner for Best Community 2021, Liberty Landing is a large master-planned residential development within Gasoline Alley. It's an exciting NEW community with smart home designs to fit various lifestyles, life stages and budgets. Single family homes, duplex homes and townhomes are offered by a group of innovative and trusted builders.

### National & Local Recognition

Gasoline Alley is home to several national and local companies, such as Costco, Red Deer Toyota, Gary Moe Volkswagon, Galaxy Cineplex Theatre, BDO, Trail Appliance, and many restaurants and neighborhood retail amenities.

### Estimated 20K people visit daily

Located directly south of the City of Red Deer, along Alberta's busiest transportation corridor, Gasoline Alley offers a significant amount of opportunity for business development and investment. In 2021, over \$10M was invested in intersection upgrades to help keep the high volume of traffic moving efficiently and safely. Gasoline Alley is a community with unprecedented growth which promotes a healthy environment, job creation and business diversity. Over the last few years, Gasoline Alley has attracted the professional services industry: various medical, technical and financial related businesses are at home in Gasoline Alley. There is a 184-unit seniors care facility located in the bustling community as well as a 25,000 ft<sup>2</sup> Year-Round Indoor Farmers Market with 50 independent vendors from all around Alberta, the Dome is unique multi-sport training facility complex at 107,000 ft<sup>2</sup>. All three developments were previously unavailable in the central Alberta region. Diversification is a focus for the hamlet of Gasoline Alley as it evolves into more of a community than a transportation node.

**200**

Businesses operating within Gasoline Alley

**5K**

Plans approved for up to 5K residents

**1HR**

Population of 300K people within 1 hour drive

**2.5M**

Access to 2.5M people within 90 minute drive

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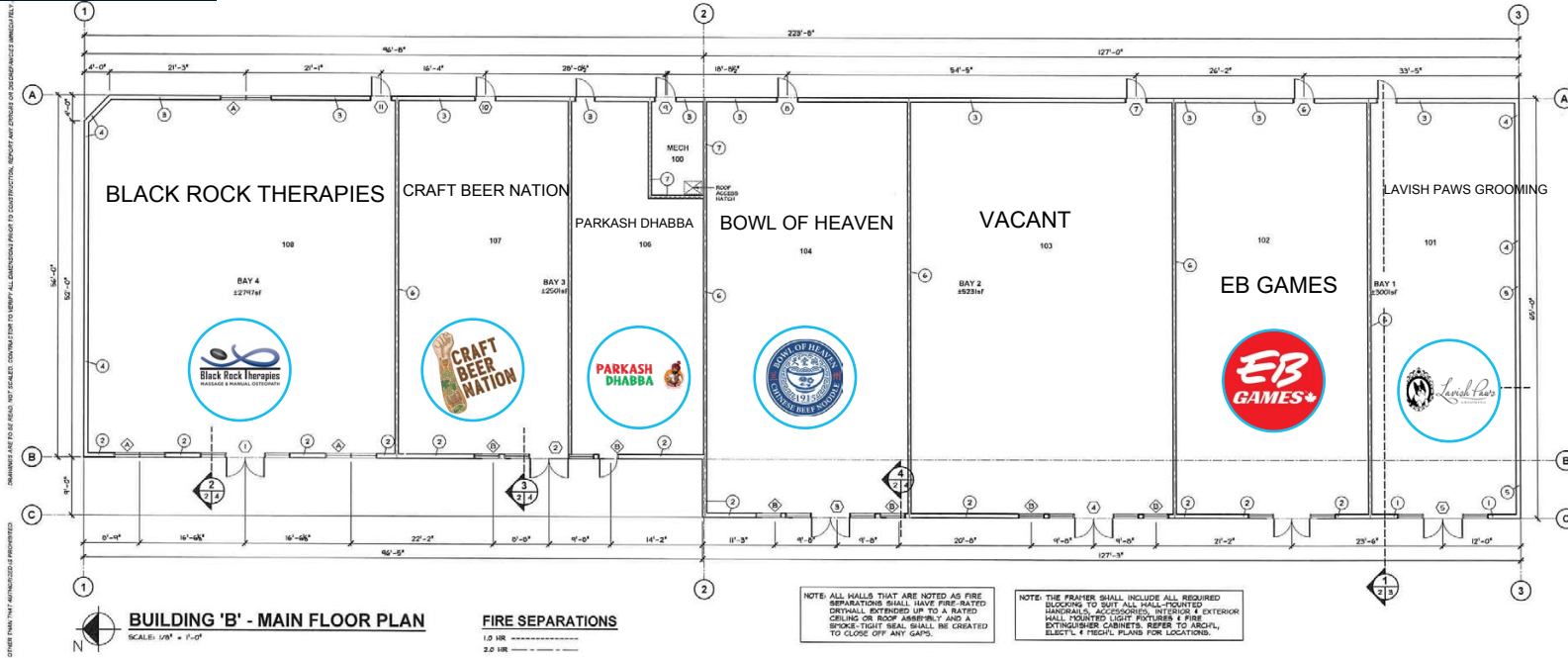
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# FLOOR PLAN



**BUILDING 'B' - MAIN FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**FIRE SEPARATIONS**  
1.0 HR  
2.0 HR

NOTE: ALL WALLS THAT ARE NOTED AS FIRE SEPARATIONS SHALL HAVE FIRE-RATED DRYWALL EXTENDED UP TO A RATED CEILING OR ROOF ASSEMBLY AND A SMOKE-TIGHT SEAL SHALL BE CREATED TO CLOSE OFF ANY GAPS.

NOTE: THE FRAMES SHALL INCLUDE ALL REQUIRED HANDRAILS, ACCESSORIES, INTERIOR & EXTERIOR WALL MOUNTED LIGHT FIXTURES & FIRE EXTINGUISHER CABINETS. REFER TO ARCHT, ELECTR. & MECH. PLANS FOR LOCATIONS.

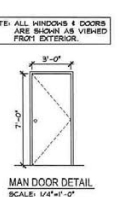
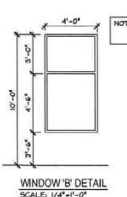
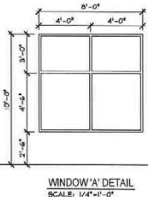
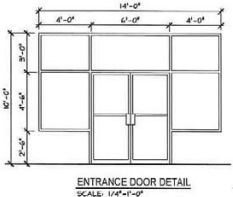
**WALL CONSTRUCTION SCHEDULE**

- 1. UP TO 2'-4" A.F.F.  
MANUFACTURED STONE VENEER  
CM CNT STONE CAP  
ON PORTLAND BED 4  
3-PARTY GYB 1/2" METAL LATH  
2-LAYERS OF WATER RESISTANT BARRIER  
1/2" RIGID INSULATION  
1/2" TYVEK AIR BARRIER  
1/2" SHEATHING  
2x6 WOOD STUDS  
2-LAYERS OF WATER RESISTANT BARRIER  
5/8" TYPE 'X' DRYWALL  
ROOF FINISH
- 2. UP TO 2'-4" A.F.F.  
MANUFACTURED STONE VENEER  
CM CNT STONE CAP  
ON PORTLAND BED 4  
3-PARTY GYB 1/2" METAL LATH  
2-LAYERS OF WATER RESISTANT BARRIER  
1/2" RIGID INSULATION  
1/2" TYVEK AIR BARRIER  
1/2" SHEATHING  
2x6 WOOD STUDS  
2-LAYERS OF WATER RESISTANT BARRIER  
5/8" TYPE 'X' DRYWALL  
ROOF FINISH
- 3. UP TO 2'-4" A.F.F.  
ACRYLIC STUCCO FINISH  
R/4 FIBERGLASS FESH (SEE ELEV'S FOR FINISHES AND EXTENTS)  
OVER 2" RIGID INSULN (E.I.F.S.)  
1/2" TYVEK AIR BARRIER  
1/2" SHEATHING  
2x6 WOOD STUDS  
2-LAYERS OF WATER RESISTANT BARRIER  
5/8" TYPE 'X' DRYWALL  
ROOF FINISH
- 4. UP TO 2'-4" A.F.F.  
ACRYLIC STUCCO FINISH  
R/4 FIBERGLASS FESH (SEE ELEV'S FOR FINISHES AND EXTENTS)  
2" ROCKWOOL EXTERIOR RIGID INSULN  
1/2" TYVEK AIR BARRIER  
1/2" PENOLGLASS GOLD  
1/2" STEEL STUDS  
2x6 WOOD STUDS  
2-LAYERS OF WATER RESISTANT BARRIER  
5/8" TYPE 'X' DRYWALL  
ROOF FINISH
- 5. UP TO 2'-4" A.F.F.  
ACRYLIC STUCCO FINISH  
R/4 FIBERGLASS FESH (SEE ELEV'S FOR FINISHES AND EXTENTS)  
2" ROCKWOOL EXTERIOR RIGID INSULN  
1/2" TYVEK AIR BARRIER  
1/2" PENOLGLASS GOLD  
1/2" STEEL STUDS  
2x6 WOOD STUDS  
2-LAYERS OF WATER RESISTANT BARRIER  
5/8" TYPE 'X' DRYWALL  
ROOF FINISH
- 6. UP TO 2'-4" A.F.F.  
ACRYLIC STUCCO FINISH  
R/4 FIBERGLASS FESH (SEE ELEV'S FOR FINISHES AND EXTENTS)  
2" ROCKWOOL EXTERIOR RIGID INSULN  
1/2" TYVEK AIR BARRIER  
1/2" PENOLGLASS GOLD  
1/2" STEEL STUDS  
2x6 WOOD STUDS  
2-LAYERS OF WATER RESISTANT BARRIER  
5/8" TYPE 'X' DRYWALL  
ROOF FINISH
- 7. ROOF FINISH  
2-LAYERS 5/8" TYPE 'X' DRYWALL  
1/2" RIGID INSULATION  
2-LAYERS 5/8" TYPE 'X' DRYWALL  
ROOF FINISH  
(1 HR FIRE SEPARATION)

**WINDOW SCHEDULE**

| NO. | SIZE           | QTY | GLAZING                      | FRAMES   | RATING | TYPE | NOTES      |
|-----|----------------|-----|------------------------------|----------|--------|------|------------|
| 1   | (W x H)        |     |                              |          |        |      |            |
| 2   | 10'-0" x 7'-0" | 1   | LOW-E ARGON-GAS FILLED UNIG. | ALUMINUM |        | STYL | SEE DETAIL |
| 3   | 8'-0" x 7'-0"  | 1   | LOW-E ARGON-GAS FILLED UNIG. | ALUMINUM |        | STYL | SEE DETAIL |
| 4   | 6'-0" x 7'-0"  | 1   | LOW-E ARGON-GAS FILLED UNIG. | ALUMINUM |        | STYL | SEE DETAIL |

- 1. WINDOW HANDICAP STYLE & FINISH SELECTED BY OWNER.
- 2. ALL WINDOWS MUST BE COMPRISED WITH MANUFACTURER'S FRAMING TO ENSURE THAT EVERY WINDOW IS AIR-TIGHT AND WATER-TIGHT ALL-AROUND.
- 3. ALL WINDOWS SHALL BE INSTALLED WITH ALL RIGID PERIMETER FLASHINGS & BEALANTS TO ENSURE THAT EVERY WINDOW IS AIR-TIGHT AND WATER-TIGHT ALL-AROUND.
- 4. ALL EXTERIOR WINDOWS TO BE DOUBLE-GLAZED, LOW-E ARGON-GAS FILLED UNIG.
- 5. COMPRISED GLAZING OF TINTING W/ OWNER.
- 6. TOP OF INTERIOR WINDOW FRAME TO BE SET FLUSH W/ ADJACENT DOOR FRAME (U.N.O.)
- 7. EFFECTIVE U VALUE OF WINDOWS TO BE 2.0 W/m<sup>2</sup>K OR BETTER.



**DOOR SCHEDULE**

| NO. | SIZE          | CONST./FINISH | FRAMES   | HARDWARE | GLAZING                      | RATING | NOTES                    |
|-----|---------------|---------------|----------|----------|------------------------------|--------|--------------------------|
| 1   | (W x H)       |               |          |          |                              |        |                          |
| 1   | 8'-0" x 7'-0" | ALUMINUM      | ALUMINUM | ALUMINUM | LOW-E ARGON-GAS FILLED UNIG. |        | SEE MANSARDY DOOR DETAIL |

- 1. DOOR HANDICAP STYLE & FINISH SELECTED BY OWNER.
- 2. ALL KEYING INFORMATION AS SPECIFIED BY OWNER.
- 3. ALL DOORS TO BE COMPRISED WITH SUPPLIER PRIOR TO FRAMING.
- 4. ALL LOCKSET FUNCTIONS SHALL BE COMPRISED BY OWNER.
- 5. BOTH DOORS CANNOT BE LOCKABLE IN THE DIRECTION OF EXIT.
- 6. EXTERIOR TRANSOM & SIDE-LITE GLAZING TO MATCH WINDOWS.
- 7. FULL GLAZING ALUMINUM DOOR TO HAVE AN EFFECTIVE U VALUE OF 2.8 W/m<sup>2</sup>K OR BETTER.
- 8. STEEL MAN DOORS TO HAVE AN EFFECTIVE U VALUE OF 2.6 W/m<sup>2</sup>K OR BETTER.

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**RECORD DRAWINGS**  
RECORD DRAWINGS ARE BASED ON THE MARKED UP FIELD ARCHITECTURAL DRAWINGS SUBMITTED AUGUST, 2021

**PROJECT INFORMATION:**  
**LEVA AVE. BLDG 'B' COMMERCIAL DEVELOPMENT**

LOT 17  
BLOCK 2  
PLAN: 142 882  
CNA ADDRESS: NORTH LEVA AVENUE  
RED DEER COUNTY, ALBERTA

**STAMP:**

|     |            |                         |
|-----|------------|-------------------------|
| NO. | DATE       | DESCRIPTION             |
| 1   | 2021-08-31 | RECORD DRAWING AS BUILT |
| 2   | 2018-05-21 | ISSUED FOR COORDINATION |

**REVISIONS:**

|     |            |                         |
|-----|------------|-------------------------|
| NO. | DATE       | DESCRIPTION             |
| 1   | 2021-08-31 | RECORD DRAWING AS BUILT |
| 2   | 2018-05-21 | ISSUED FOR COORDINATION |

**DRAWING TITLE**  
FLOOR PLAN & SCHEDULES

JOB NUMBER: 15028  
DATE: JULY 24, 2018  
DRAWN BY: COGIMON

**A2 OF 4**

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QUEEN ELIZABETH 2 HIGHWAY



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