

RETAIL PORTFOLIO IN GASOLINE ALLEY FOR SALE

135 and 139 Leva Avenue

Tempo *Smitty's* *Tim Hortons*  **Wendy's**

**FULLY
LEASED**

C/S

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REAL ESTATE
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CELEBRATING

50
YEARS

1973-2023

Gasoline Alley

Located immediately south of Red Deer's city limits in Red Deer County, Gasoline Alley Business Park consists of both light industrial and commercial uses. The subdivision is split by Highway 2, also known as the Queen Elizabeth II which is the busiest highway in the province of Alberta.

The area began as a simple traffic stop for commuters travelling through central Alberta but has since become more of a destination than just a stop.

With a multitude of retail of retail services and a growing population, Gasoline Alley is in a growth phase. Over \$10 million invested in intersection upgrades in 2021.

Demographics (5km radius)

Population
18,128

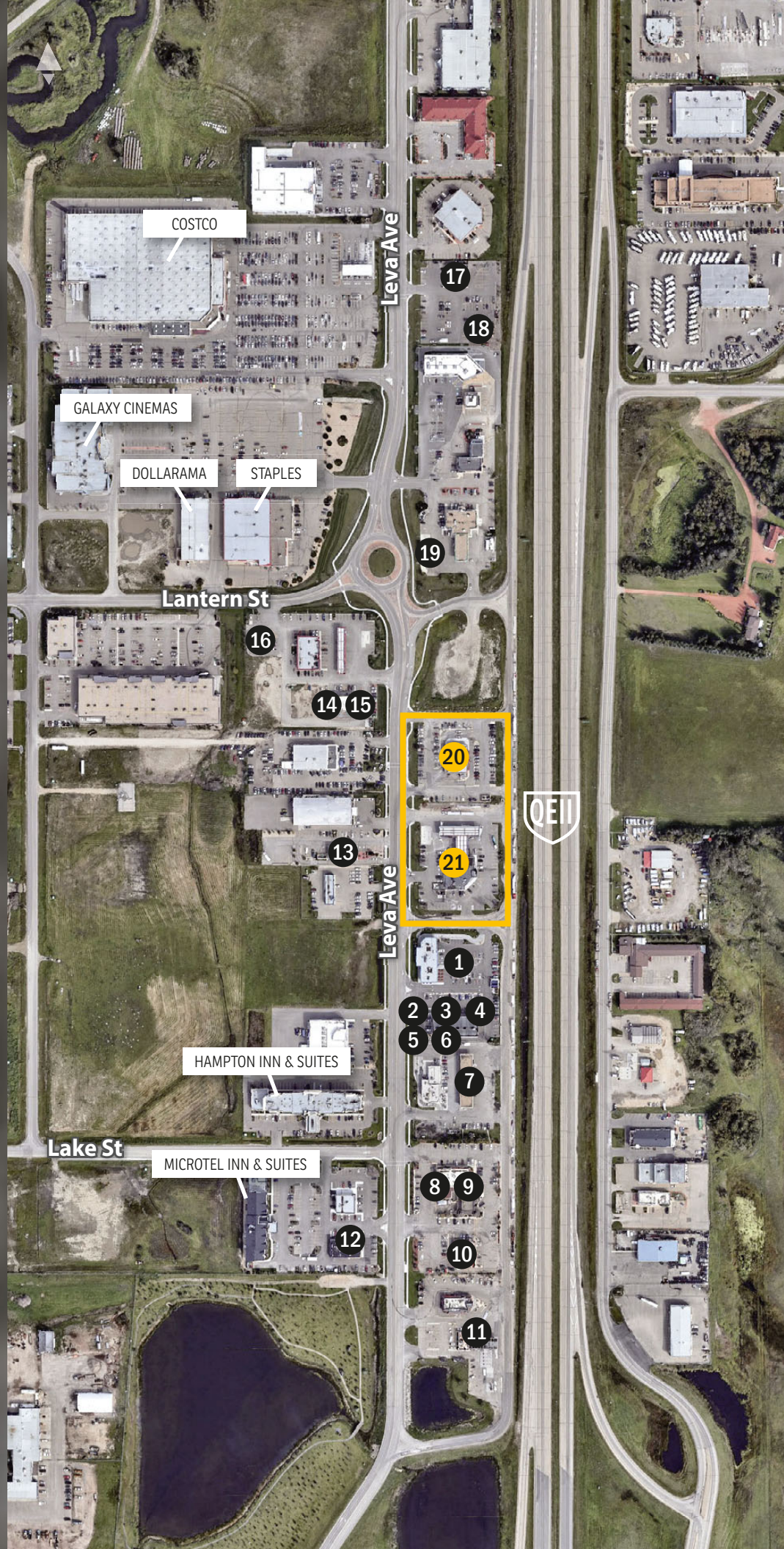
Average Household Income
\$124,269

Median Age
40.4

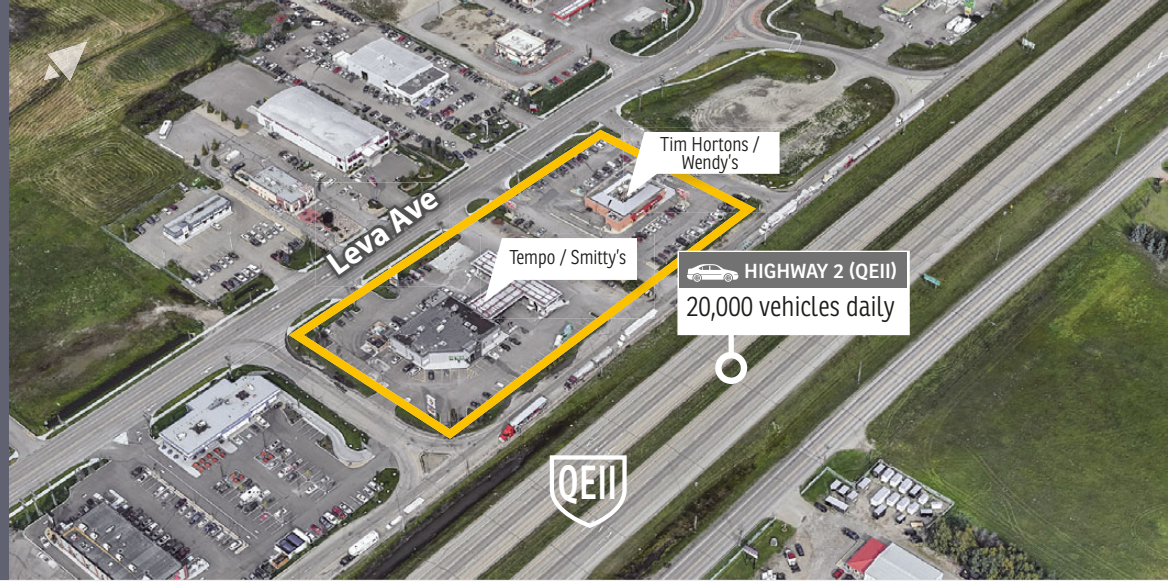
Restaurants/QSR/Gas Stations

- 1 Peters' Drive-in
- 2 Edo Japan
- 3 OPA of Greece
- 4 The Chopped Leaf
- 5 FOUR20
- 6 Share-a-Tea Gallon Milk Tea
- 7 Shell
- 8 Glenn's Restaurant & Gift Shop
- 9 Lorna May's Tea Garden
- 10 The Donut Mill
- 11 Esso
- 12 Boston Pizza
- 13 KFC
- 14 Starbucks
- 15 Booster Juice
- 16 Subway
- 17 Ricky's All Day Grill
- 18 Fatburger
- 19 A&W
- 20 Tim Horton/Wendy's
- 21 Tempo/Smitty's



Subject Property



- » Excellent highway exposure – over 20,000 vehicles pass by daily on Highway 2 (QEII).
- » Turnkey investment.
- » Future Supercharger destination (16 Superchargers)
- » Plenty of parking
- » Desirable tax rates




PROPERTY INFORMATION

| |  |  |
|-----------------------|--|---|
| MUNICIPAL ADDRESS: | 135 Leva Avenue | 139 Leva Avenue |
| COUNTY: | Red Deer County | |
| SUBDIVISION: | Gasoline Alley Business Park | |
| LEGAL DESCRIPTION: | Plan 0125513; Block 1; Lot 11A Excepting Thereout All Mines and Minerals | Plan 0125513; Block 1; Lot 10A Excepting Thereout All Mines and Minerals |
| LAND USE DESIGNATION: | C-3 | |
| SITE AREA: | 1.91 acres (83,200 sq. ft.) | 1.55 acres (67,518 sq. ft.) |
| BUILDING AREAS: | C-store: 1,968 sq. ft. Restaurant: 4,575 sq. ft. Lounge: 1,392 sq. ft. | TBV |
| PARKING: | Approx. 85 surface stalls | Approx. 85 surface stalls |

FINANCIAL INFORMATION

| | | |
|------------------|---|--|
| TENANCY: | <ul style="list-style-type: none"> » Tempo Gas Station & Convenience Store » Smitty's Restaurant & Lounge | <ul style="list-style-type: none"> » Tim Hortons » Wendy's |
| 2024 ASSESSMENT: | \$4,383,380 | \$2,921,530 |
| 2024 TAXES: | \$70,998.48 | \$47,320.61 |

INCOME AND EXPENSES: A detailed report of existing income and updated expenses is available to qualified purchasers upon registration and signing of a Confidentiality Agreement.

PRICE: Please contact 



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