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111, 524 LAURA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Rural Red Deer County, Alberta



Listing ID:
29633

MLS ID:
A2195042

\$249,900



 **WESLEY GIESBRECHT**
 (403) 350-5674

 Century 21 Advantage
 403-346-0021

 111, 524 Laura Avenue , Rural Red Deer County , Alberta T4E 0A5

Transaction Type

For Sale

Title

Fee Simple

Days On Market

56

Zoning

DCD

Subdivision

Gasoline Alley

Nearest Town

Red Deer

Building Type

Church,Commercial Mix,Condo
Complex,Major Shopping,Mixed
Use,Office Building,Retail,See
Remarks,Shopping Centre,Street Level
Storefront,Strip Mall

Year Built

2019

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

2120710

Building Area (Sq. Ft.)

1000.00

Building Area (Sq. M.)

92.90

Inclusions

N/A- Concrete credit, to complete
concrete floor

Restrictions

None Known

Reports

Other Documents

BRAND NEW, VACANT- READY TO BUILD-OUT. This 1,000 SQ FT Condo Bay in LIBERTY BUSINESS CENTRE is awaiting your business! Looking to move your professional or Service-based business to GASOLINE ALLEY? Next to many THRIVING BUSINESSES like Adrenaline Motorsports, Easy Convenience, accounting firms, wealth management and more! Here's an incredible opportunity for purchase or lease, out in Red Deer County's bustling GASOLINE ALLEY! Should you OWN or LEASE is the only question! Purchase this unit at \$249,900.00. (plus low condo fees (\$275.00) & taxes) or LEASE it with an attractive \$5.00 P.S.F. Initial lease rate.(plus operational expenses NNN of approximately \$7.30/PSF) The choice is yours! This BRAND-NEW COMMERCIAL CONDO BAY, with C2 zoning can accommodate a second-floor development (if required).IS PARKING A MUST? Over 100+ paved customer parking stalls included on the paved lot out front & back, plenty of staff & designated parking at the rear. Strategically backing onto GASOLINE ALLEY'S - LIBERTY LANDING'S residential development, be the first to be able to provide services to the 800+ residences in the county's newest residential subdivision.. Join the already established professional businesses and bring your food/ beverage, personal services, Professional services, massage therapy/ medical/ dental, accountant, pharmacy or banking business and more to the mix! Visit Realtors website for more information

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