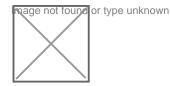


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 111, 524 LAURA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Red Deer County, Alberta

Listing ID:

29633 A2195042

MLS ID:

\$249,900



△ WESLEY GIESBRECHT

(403) 350-5674

□ Century 21 Advantage

**403-346-0021** 

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

Transaction Type Title Days On Market

For Sale Fee Simple 56

ZoningSubdivisionNearest TownDCDGasoline AlleyRed Deer

**Building Type** 

Church, Commercial Mix, Condo

Complex,Major Shopping,Mixed Year Built Structure Type
Use,Office Building,Retail,See 2019 Mixed Use

Remarks, Shopping Centre, Street Level

Storefront, Strip Mall

Property TypeProperty Sub TypeLegal PlanCommercialMixed Use2120710

Building Area (Sq. Ft.)

Building Area (Sq. M.)

1000.00 92.90 N/A- Concrete credit, to complete concrete floor

Restrictions Reports

None Known 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

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

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