



FOR SALE/LEASE

2901 Gaetz Avenue

Red Deer, AB



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#103, 4315 - 55 Avenue
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About the Property

Now available for sale or lease: ten commercial condo units, within a high-visibility development on Gaetz Avenue. Situated on the southern portion of the former Black Knight Inn site, the project lies along a revitalized corridor with national and regional tenants including Kia, Mary Browns Chicken, Fat Bastard Burrito, Massage Addict, and Stolen Desert Hair.

The property benefits from immediate proximity to Bower Place Mall, Canadian Tire, and Red Deer Resort & Casino. Positioned on a major arterial route (Highway 2A/Queen Elizabeth II Highway), the site sees an AADT of approximately 51,940 vehicles.

Zoned C4, the units support a wide variety of commercial uses, with shared surface parking onsite. Suitable for both lease and purchase, this opportunity offers flexible possession terms and strong exposure in a well-established retail node. Condo ownership ensures long-term stability in a strategic Red Deer location.

LEGAL DESCRIPTION

Plan 0123609, Block 14, Lot 12

UNIT SIZES

1,200 SF - 14,040 SF

LOCATION

Gaetz Avenue

ZONING

C4 - Commercial (Major Arterial) District

LEASE RATE

Market

ADDITIONAL RENT

\$14.00 PSF est. (includes utilities)

SALE PRICE

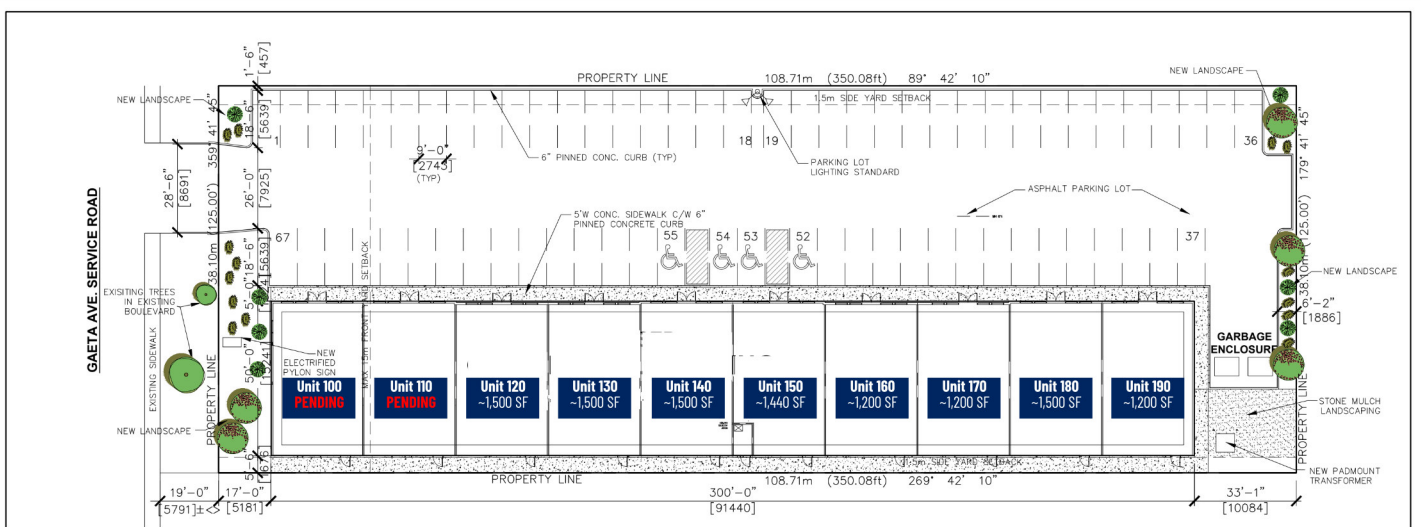
Starting at \$690,000

POSSESSION

Negotiable



Site Plan



Unit No.	Size (SF)	Lease Rate	Additional Rent	Price Per SF	Price Per Unit	Availability
100	1,500	Market	\$14.00 PSF	\$625	\$937,500	Pending
110	1,500	Market	\$14.00 PSF	\$625	\$937,500	Pending
120	1,500	Market	\$14.00 PSF	\$625	\$937,500	Available
130	1,500	Market	\$14.00 PSF	\$625	\$937,500	Available
140	1,500	Market	\$14.00 PSF	\$625	\$937,500	Available
150	1,440	Market	\$14.00 PSF	\$625	\$900,000	Available
160	1,200	Market	\$14.00 PSF	\$600	\$720,000	Available
170	1,200	Market	\$14.00 PSF	\$600	\$720,000	Available
180	1,500	Market	\$14.00 PSF	\$575	\$862,500	Available
190	1,200	Market	\$14.00 PSF	\$575	\$690,000	Available



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