



SALOMONS
COMMERCIAL

FOR SALE

Redevelopment Opportunity

85 Gasline Alley East

Red Deer County, AB



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Partner/Broker

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#103, 4315 - 55 Avenue

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About the Property

Redevelopment opportunity available for purchase in a high-exposure location along the QEII Highway. Positioned at the corner of Spruce Street and Gasoline Alley East, this property is **not** being marketed as an income-generating asset, but as a site with strong redevelopment potential.

The ±33-pad mobile home park occupies a fully serviced site featuring municipal water, sanitary and storm sewer, natural gas, electricity, and telephone. Existing improvements include paved internal roads with overhead street lighting, landscaped lots, a small playground area, and a fenced storage compound. Additionally, the west portion of the parcel remains undeveloped, offering further flexibility for future use or phased redevelopment.

With direct access from the highway and excellent visibility along one of Central Alberta's busiest corridors, the site is well-positioned near Westerner Park, Sentinel Storage, South Pointe Common, Costco, and Holiday Inn & Suites.

An increasingly rare opportunity to acquire a strategically located property in a growing commercial and residential area.

LEGAL DESCRIPTION

Plan 2534RS, Lot 9

SITE SIZE

6.78 Acres

LOCATION

Gasoline Alley East

ZONING

R-8: Manufactured Home Park/C-3 Highway Commer-

SALE PRICE

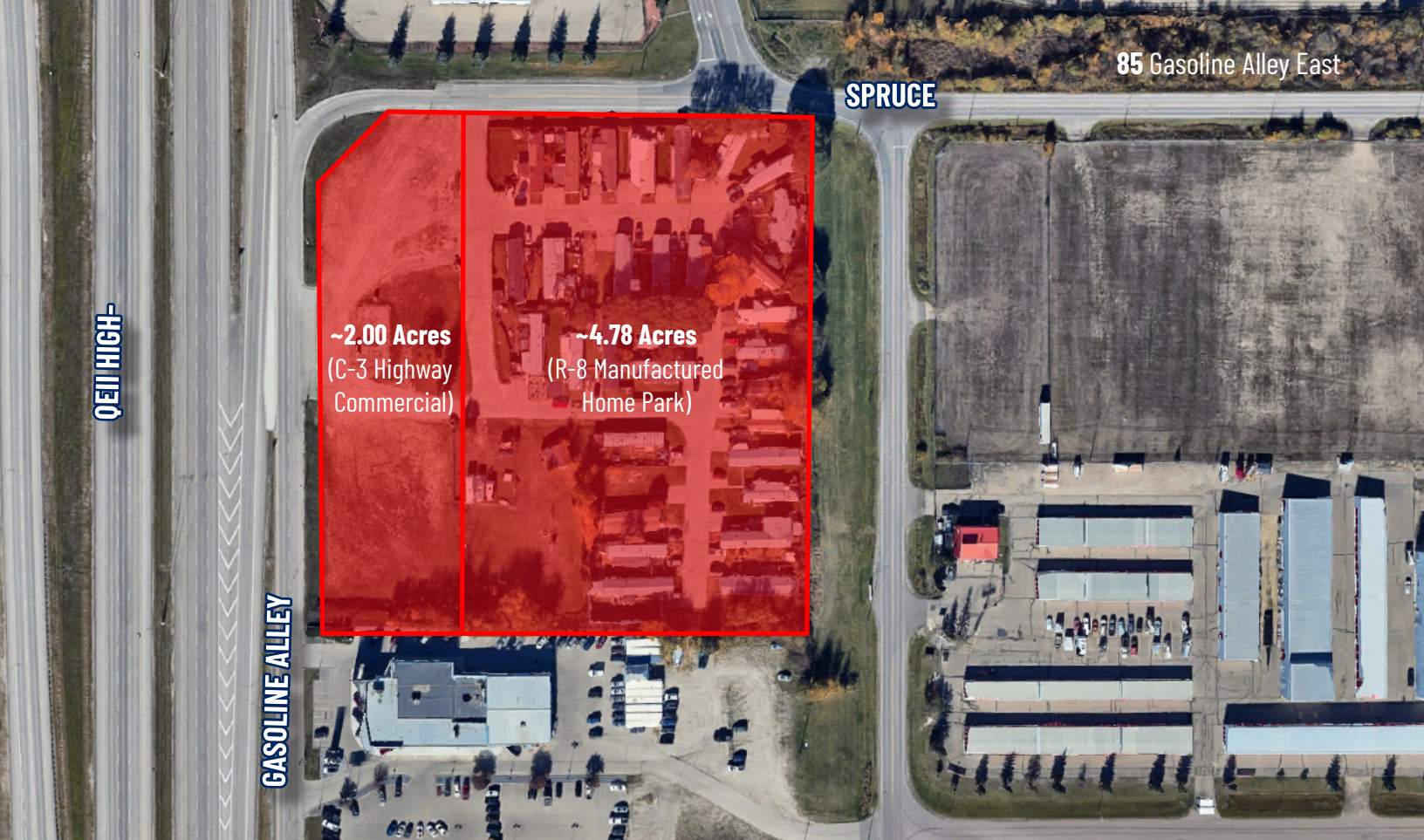
\$2,900,000

PROPERTY TAXES

\$25,553 (2025)

POSSESSION

Immediate





Central Alberta's Ambassador for Commercial Real Estate



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