



GRASSROOTS
REALTY GROUP

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**34 McKenzie Crescent
Rural Red Deer County, Alberta**

MLS # A2268662



\$2,650,000

Division: Gasoline Alley

Lot Size: 12.64 Acres

Lot Feat: -

By Town: Red Deer

LLD: 20-37-27-W4

Zoning: C-2

Water: None

Sewer: -

Utilities: -

Introducing a prime land opportunity 12.64-Acre HWY Frontage Parcel - Gasoline Alley West, Red Deer Alberta- This commercial real estate opportunity positions you strategically, offering high visibility to 37,000 plus daily commuters and the chance to embrace a range of possibilities, whether for a bustling retail hub or a thriving commercial center. Direct access to the economic hubs of Edmonton and Calgary ensures seamless connections, complementing Red Deer's vibrant community. Benefit from the flexibility of versatile C-2 zoning, empowering you to craft vibrant retail spaces or commanding professional environments that align with evolving commercial needs. Immerse yourself in a thriving community boasting esteemed establishments like Brush-Floss Children Dentistry, PerioPartners, HUB Insurance, CBI Health, Legacy Monuments, Volkswagen, along with major anchors such as Costco, Trail Appliances, Leons Furniture, Hampton Inn, and more. These established businesses enhance the vibrancy of the location and add to its appeal. Here lies a prime opportunity to secure your slice of Gasoline Alley West claim your stake in Red Deer's commercial legacy. This lot could be further subdivided. The services run along the north boundary and require to be stubbed into each of the proposed lots, at developer's cost. This lot is zoned as General Commercial District (C-2). The offsite levies have been paid on this parcel.