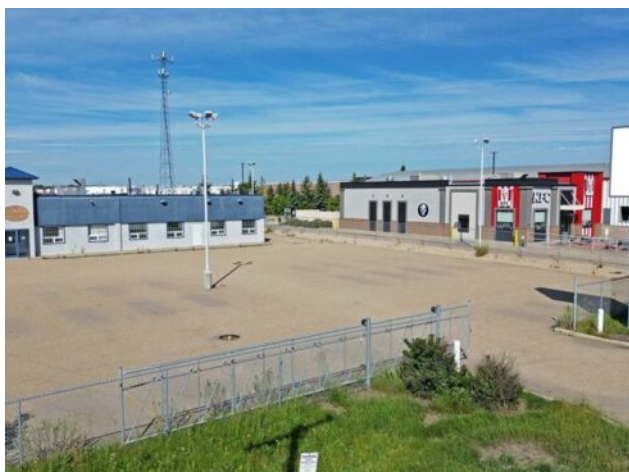


136 Leva Avenue
Rural Red Deer County, Alberta

MLS # A2250116



\$20 per sq.ft.

Division: Gasoline Alley

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,112 sq.ft.

Zoning: C-3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

2,112 sf Free-standing building in Gasoline Alley Building Features: Bright reception area | 3 offices | Lunch/Waiting room | washroom | Ample natural light throughout | HVAC Warehouse area measures approximately 46'x24' | (2) 16'x8' Overhead doors | Radiant & Forced Air | Trench sump With ample paved parking, large pylon sign and high traffic exposure, this property checks the boxes and is perfect for a wide range of users. Neighboring businesses include popular establishments such as KFC, Tim Horton's, Peter's Drive-In, Hampton Inn & Suites, Shell, Boston Pizza, and Petro Canada