

**57 McKenzie Drive**  
**Rural Red Deer County, Alberta****MLS # A2281596****\$12,100****Division:** Gasoline Alley**Lot Size:** 3.56 Acres**Lot Feat:** -**By Town:** Red Deer**LLD:** 20-37-27-W4**Zoning:** BSI**Water:** Other**Sewer:** -**Utilities:** -

Located west of Gasoline Alley in Red Deer County just off of Hwy 2 in a high traffic area. Fully serviced hard packed 3.56 acre "corner" lot currently being utilized as Industrial storage. The clay base was landscaped and compacted to provide excellent drainage. Then a layer of recycled concrete added and compacted. The top layer is 6" of heavily compacted recycled asphalt which provides superior drainage, heavy load capabilities and minimal dust. Lot rent is being offered at \$12,100.00 per month for the first 3 years. Build to suit options will be considered. Gasoline Alley next to Red Deer is a hub for Industrial, Commercial, Retail and Residential activity. Easy access off of Hwy 2 and centrally located between Alberta's two major cities Edmonton & Calgary, AB. Adjoining lot 11 being offered for lease under MLS# A2281587