

# \$249,900 - 111, 524 Laura Avenue, Rural Red Deer County

MLS® #A2195042

**\$249,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Gasoline Alley, Rural Red Deer County,  
Alberta

BRAND NEW, VACANT- READY TO BUILD-OUT. This 1,000 SQ FT Condo Bay in LIBERTY BUSINESS CENTRE is awaiting your business! Looking to move your professional or Service-based business to GASOLINE ALLEY? Next to many THRIVING BUSINESSES like Adrenaline Motorsports, Easy Convenience, accounting firms, wealth management and more! Here's an incredible opportunity for purchase or lease, out in Red Deer County's bustling GASOLINE ALLEY! Should you OWN or LEASE is the only question! Purchase this unit at \$249,900.00. (plus low condo fees (\$275.00) & taxes) or LEASE it with an attractive \$5.00 P.S.F. Initial lease rate.(plus operational expenses NNN of approximately \$7.30/PSF) The choice is yours! This BRAND-NEW COMMERCIAL CONDO BAY, with C2 zoning can accommodate a second-floor development (if required). IS PARKING A MUST? Over 100+ paved customer parking stalls included on the paved lot out front & back, plenty of staff & designated parking at the rear. Strategically backing onto GASOLINE ALLEY'S - LIBERTY LANDING'S residential development, be the first to be able to provide services to the 800+ residences in the county's newest residential subdivision.. Join the already established professional businesses and bring your food/ beverage, personal services, Professional



services, massage therapy/ medical/ dental, accountant, pharmacy or banking business and more to the mix! Visit Realtors website for more information

Built in 2019

### **Essential Information**

MLS® #	A2195042
Price	\$249,900
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	111, 524 Laura Avenue
Subdivision	Gasoline Alley
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 0A5

### **Amenities**

Parking Spaces	100
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### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	DCD

### **Listing Details**

Listing Office	Century 21 Advantage
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