

# \$3,350,000 - 34 Mckenzie Crescent, Rural Red Deer County

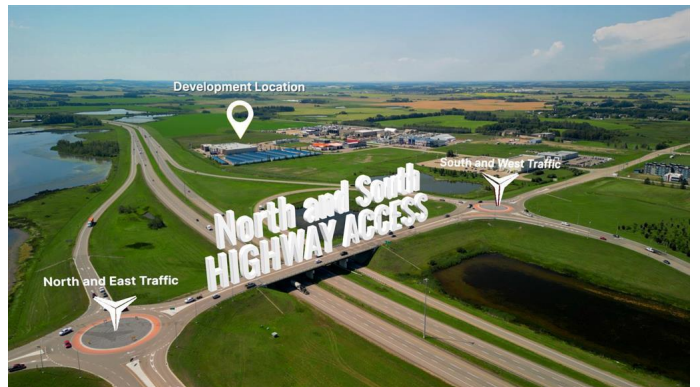
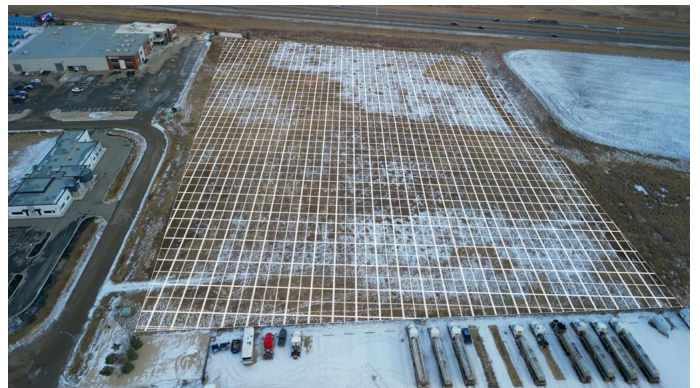
MLS® #A2098360

**\$3,350,000**

0 Bedroom, 0.00 Bathroom,  
Land on 12.64 Acres

Gasoline Alley, Rural Red Deer County,  
Alberta

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. Property will be going to auction on  
February 3rd 2025 at 10:00am to February 6,  
2025 at 1:00 PM.

### Essential Information

MLS® #	A2098360
Price	\$3,350,000
Bathrooms	0.00
Acres	12.64
Type	Land
Sub-Type	Commercial Land
Status	Active

### Community Information

Address	34 Mckenzie Crescent
Subdivision	Gasoline Alley
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2H4

### Additional Information

Date Listed	January 15th, 2024
Days on Market	462
Zoning	C-2

### Listing Details

Listing Office	eXp Realty
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