FOR LEASE

130 LEVA AVENUE, RED DEER COUNTY, AB

7,441–20,491 SF AVAILABLE

VIEW LISTING





Office. Showroom. Warehouse.

A front office/showroom block, two rear warehouse /storage areas and second-floor workspace on a 1.7-acre site.

7,441 SF –20,491 SF Available for Lease

INVESTPLUS MANAGEMENT

InvestPlus Real Estate Investment Trust
Jennifer Clark
403-200-9264
Jclark@investplusproperties.com

Property Overview & Leasing Options

Located adjacent to Costco in one of Central Alberta's most active commercial corridors, this is a rare opportunity to lease functional, high-exposure industrial and office space in Gasoline Alley West.

AVAILABLE FOR LEASE

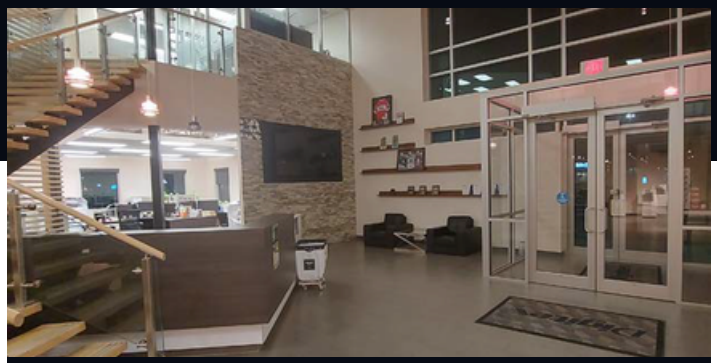
Flexible leasing options ranging from 7,441 to 20,491 SF of industrial office, showroom and warehouse space in Gasoline Alley West, Red Deer County.
Situated on approximately 1.7 acres, this steel-frame property offers three leasing configurations, including the entire building or individual units, combining customer-facing workspace with functional warehouse and storage areas.



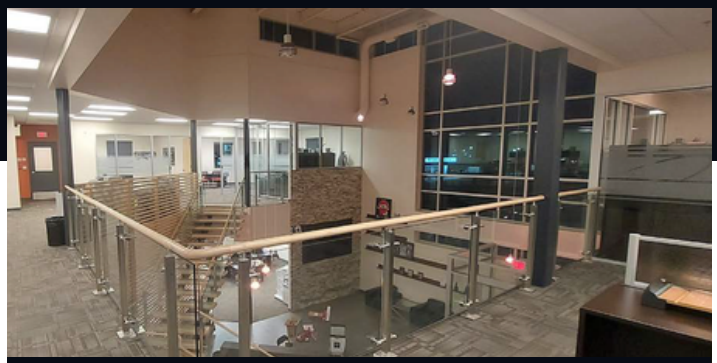
OPTION	AREA	OFFICE SF	WAREHOUSE SF	TOTAL SF
Option 1	**Entire building**	**14,149**	**6,342**	**20,491**
	Main floor	7,533	6,342	13,875
	Second floor	6,616	N/A	6,616
Option 2	**Unit A**			**13,050**
	Main floor	4,675	4,781	9,456
	Second floor	3,594	N/A	3,594
Option 3	**Unit B**			**7,441**
	Main floor	2,942	1,630	4,572
	Second floor	2,869	N/A	2,869

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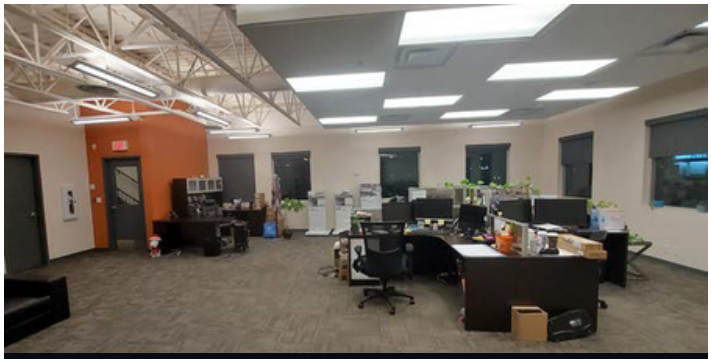
Interior Views –
Office, Showroom & Warehouse Space



Reception / Atrium



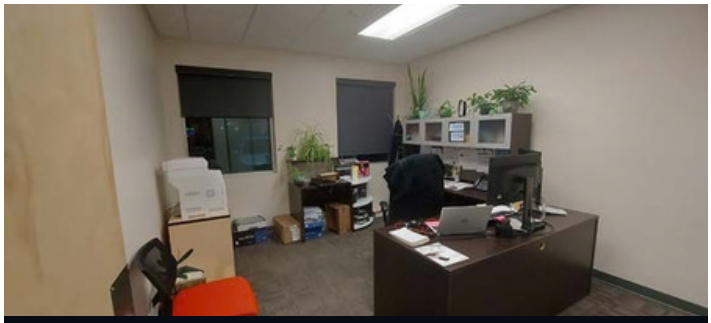
Showroom / Open Area



Work Station Areas



Boardroom



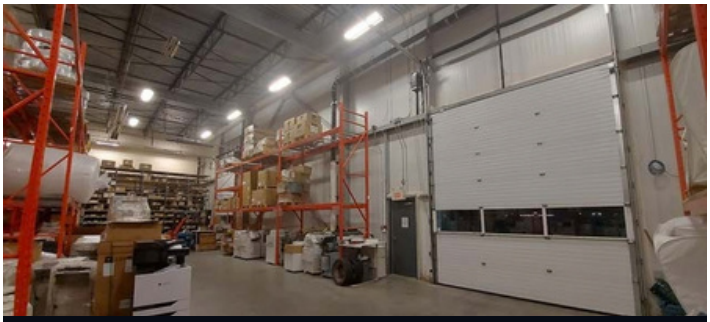
Private Offices



Floor Workspace



Lunchroom

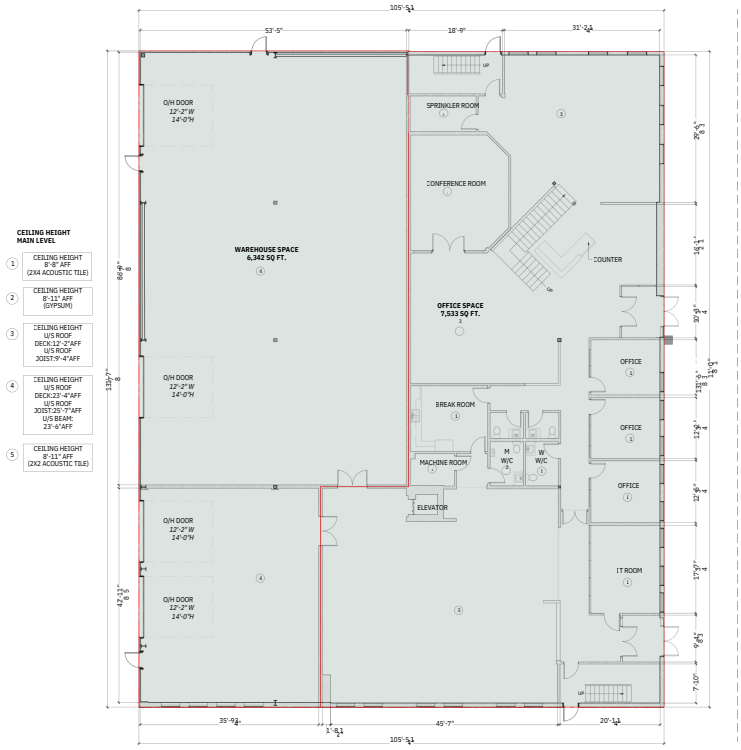


Warehouse / Loading

As-Built Floor Plans – Mainfloor & Second Floor

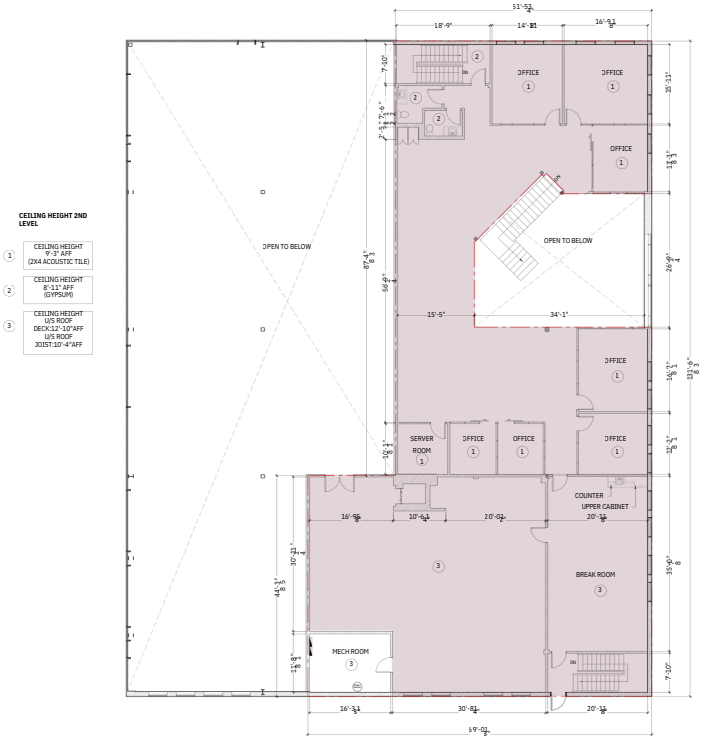
Features: Mainfloor / Main Level: 13,875 SQ FT | Second Floor / Second Level: 6,616 SQ FT

Mainfloor / Main Level	13,875 SQ FT



1 MAIN LEVEL FLOOR PLAN 13,875 SQ FT.

Second Floor / Second Level	6,616 SQ FT



2 SECOND LEVEL FLOOR PLAN 6,616 SQ FT.

20,491 SF
TOTAL RENTABLE AREA

13,875 SQ FT
MAIN LEVEL

6,616 SQ FT
SECOND LEVEL

Land Use
C-3

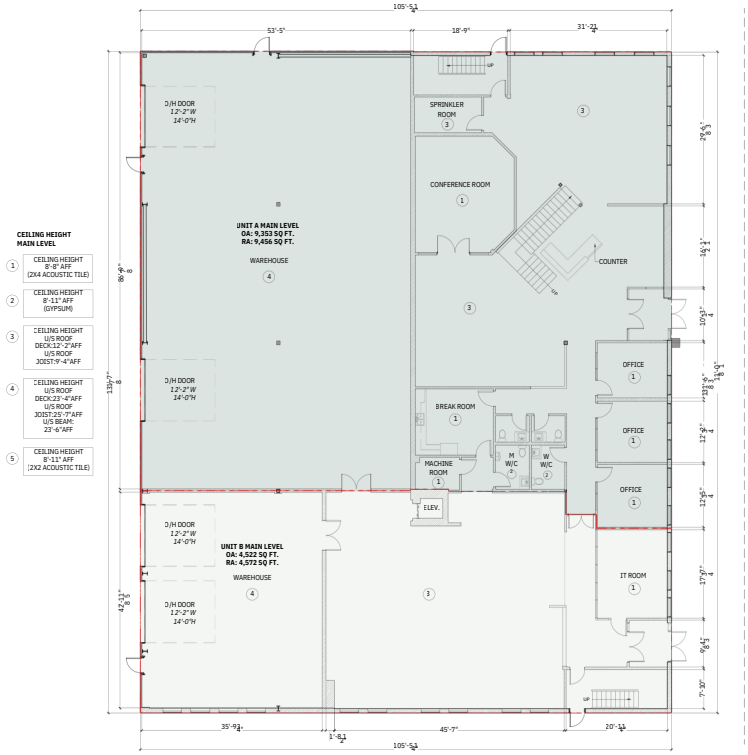
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Proposed Demising Plan – Unit A & Unit B

Features: Unit A: 13,050 SF | Unit B: 7,441 SF

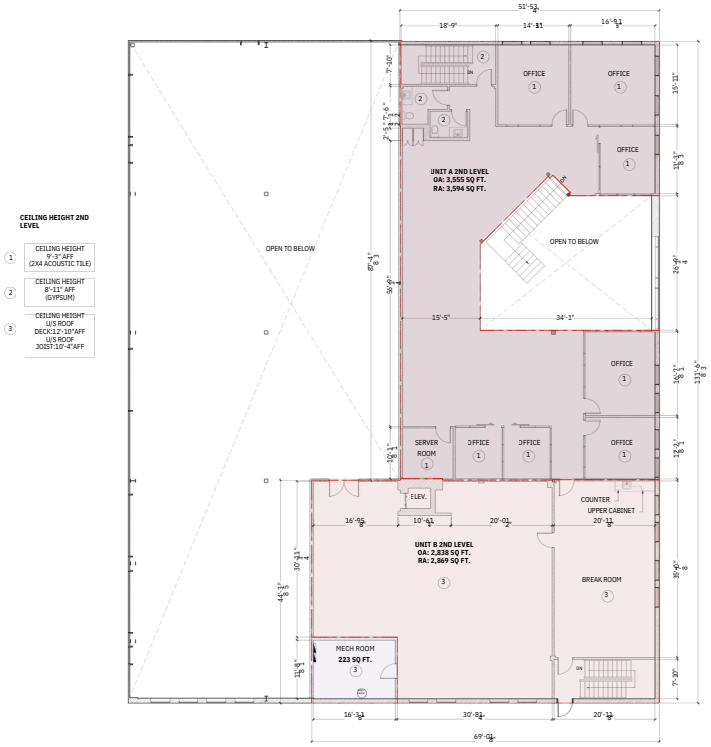
Unit A	13,050 SF



1 MAIN LEVEL FLOOR PLAN

3/32" = 1'-0"

Unit B	7,441 SF



2 SECOND LEVEL FLOOR PLAN

3/32" = 1'-0"

20,491 SF
COMBINED RENTABLE AREA

13,050 SF
UNIT A

7,441 SF
UNIT B

Land Use
C-3

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Why Gasoline Alley Works –



MARKET GROWTH & POPULATION

Red Deer is Alberta's 3rd largest city, with a population of 100,844, up 0.4% from 2021.

Median family income (after tax): $91,000.

Regional population of 120,000+, including Red Deer County, the city, towns and villages.

Immediate trade area population: 315,000.

3 million+ people within 90 minutes.

LOCATION ADVANTAGE

Strategically located between Calgary and Edmonton, with direct access to Alberta's busiest transportation corridor.

Prominent Gasoline Alley location, across from Costco and Cineplex Odeon Theatres.

Strong visibility and convenient access.

Established regional traffic draw.

Ideal for destination retail, entertainment, logistics, showroom and service use.

AIRPORT & LOGISTICS ADVANTAGE

Red Deer Regional Airport (YQF) is undergoing a $30 million expansion to increase cargo and trade volumes.

800,000 m² of development-ready airside and groundside land.

Uncongested airspace with quick access to QEII / CANAMEX.

Lower overhead than larger hubs, competitive lease rates and no congestion charges common at major airports.

Airport investments have widened and modernized airside surfaces, expanded aprons and taxiways, and improved access.