

± 15.79 acres

11A

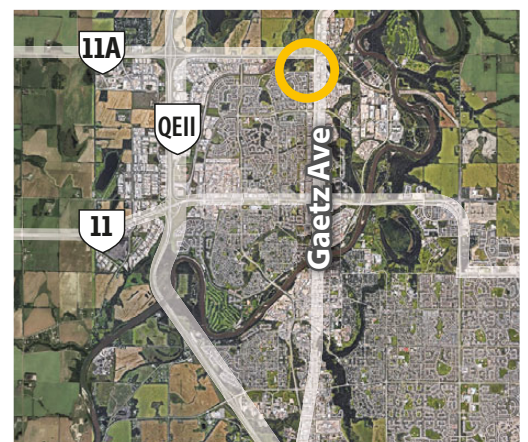
SUBJECT

Gaetz Ave

DEVELOPMENT LAND IN RED DEER FOR SALE

Kingswood Crossing
Gaetz Avenue and Highway 11A,
Red Deer, AB

» Zoning: C2A (Commercial) and R3 (Multifamily Residential)



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

LOCAL EXPERTISE MATTERS

TCN
WORLDWIDE
REAL ESTATE SERVICES

CELEBRATING

50
YEARS

1973-2023



PROPERTY INFORMATION

LOCATION:

SW Corner of Gaetz Avenue/Highway 11A Intersection,
Red Deer, AB

LEGAL:

Plan 2122HW, Block 3

ZONING:

See next page

SITE AREA:

±15.79 acres – entire site.

±11.59 acres – C2A (Commercial)

±4.20 acres – R3 Residential (Multi-Family)

PLANNING:

Kingsgate Neighbourhood Area Structure Plan
(Amended 2023)

PROPERTY TAX:

Estimated \$209,000/yr
(Source: Red Deer Website)

SERVICES:

Full services in close proximity

PRICE:

\$13,400,000 – entire site.

\$3,990,000 – R3 Residential (Multi-Family).
Subject to subdivision.

ZONING AND PROPOSED DEVELOPMENT

ZONING:

C2A Commercial – Regional Shopping Centre, ±11.59 ac

R3 Residential (Multi-Family), ±4.20 ac

C2A ZONING HIGHLIGHTS

(see Zoning C2A guidelines for complete list):

Permitted Uses: Typical Regional Shopping Centre Uses; Office; Restaurant; Health and Medical Services.

Discretionary Uses: Commercial Entertainment; Commercial Recreation; Drinking Establishment; Hotel or Motel; Motor Vehicle Sales, Service, Repair, including Sale of Fuel; Dwelling Units above the ground floor – 3 story maximum building; Gaming to Gambling Establishment.

PROPOSED DEVELOPMENT:

- A 14,000 sq. ft.
- B 35,000 sq. ft.
- C 7,000 sq. ft.
- D 7,000 sq. ft.
- E 17,000 sq. ft.
- F 17,000 sq. ft.
- G 6,000 sq. ft.
- H 2,500 sq. ft.
- R1 ±100 units
- R2 ±100 units

COMMERCIAL: 105,500 sq. ft. – conceptual

RESIDENTIAL: ±200 units – conceptual

