

**3 McKenzie Drive**  
**Rural Red Deer County, Alberta**

**MLS # A2259105**



**\$3,500,000**

**Division:** Gasoline Alley

**Lot Size:** 8.93 Acres

**Lot Feat:** -

**By Town:** Red Deer

**LLD:** 20-37-27-W4

**Zoning:** BSI

**Water:** Well

**Sewer:** -

**Utilities:** -

Beautiful lot located in a hot spot of Central Alberta, Gasoline Alley facing McKenzie Drive. 8.93 Acres available for sale immediately. Land comes with 3200 sqft shop 40x80 with long term tenant in place covering property taxes. Businesses in the area include car dealership, physician, appliance retail, movie theater, accounting firms, insurance agents, grocery, food services,. A great opportunity to open a business in this thriving area.