



TEAM
AUCTIONS
Sekura Auctions Since 1966

9.58+- Acres
Vacant Industrial Land in Red Deer, AB



19 McKenzie Drive Red Deer, AB.

Unreserved Online Auction
Oct 17 - 19, 2023



**19 McKenzie Drive Red Deer, AB
Zoned C2 Commercial**



9.58+- Acres Vacant Industrial Land Red Deer, AB

Prime 9.58-Acre HWY Frontage Parcel - Unreserved Auction: Oct 17-19, 2023 - Gasoline Alley West, Red Deer, Alberta.

Secure a significant 9.58-acre highway-frontage parcel in Gasoline Alley West, Red Deer, through an unreserved auction from Oct 17-19, 2023. This prime commercial real estate opportunity offers a strategic location, versatile C-2 zoning, and settled off-site levies, all tailored to fuel your dynamic projects.

Strategic Location - High Visibility: Positioned at the junction of HWY 2 and McKenzie Road, you'll enjoy exposure to 37,000 plus, daily commuters. This space is primed for a range of possibilities, whether you're considering a bustling retail hub or a thriving commercial center. Take advantage of Red Deer's dynamic landscape and continued growth.

Direct Access to Economic Hubs: Effortlessly connect to the economic powerhouses of Edmonton and Calgary. Enjoy swift ingress and steady traffic flow that will support and elevate your ambitions within Red Deer's vibrant community.

Versatile Potential - C-2 Zoning: Benefit from the flexibility offered by C-2 Commercial zoning. Whether your vision includes vibrant retail spaces or commanding professional environments, this zoning empowers you to tailor your development to meet evolving commercial needs.

Resolved Off-Site Levies: This development parcel comes with off-site levies already settled. Enjoy the freedom to craft and shape your development without any encumbrances.

Comprehensive Due Diligence Package: Rest assured, we have completed a thorough due diligence process to equip you with a comprehensive package of information. This will enable you to make informed decisions and fully grasp the potential this exceptional property holds.

Thriving Community - Established Anchors: Immerse yourself in a neighborhood that boasts 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.

Seize the Opportunity: Here is a prime opportunity to secure your slice of Gasoline Alley West during the Oct 17-19 unreserved auction. Now is the time to act and claim your stake in Red Deer's commercial legacy. Remember, this exclusive opportunity will be awarded to the highest bidder, without any reservations on price. This is your chance to step into a future of prime development.

**To see supporting documents for Due Diligence,
[click here.](#)**

Mark Your Calendar.

Auction Dates:

Bidding Opens - 9AM Oct 17

Bids Start Closing - 9AM Oct 19



HOW TO PLACE YOUR BID

1

In order to bid on any of our auctions, make sure to go to online bidding from your desktop or access the bidding platform directly from our app.

LOGIN

SIGN UP

Check that you are **logged in** to your account in the top right corner, and that you are **registered** for the auction.

2

Go to your desired sale and click or tap

LOTS

REGISTER TO BID

31 LOTS

3

Navigate to the lot you'd like to bid on and click or tap

PLACE BID

4

Bidding increases in **increments**. You can enter a custom bid or select an increment from the dropdown menu.

CAS

DISMISS ANY USE OF COOKIES POP-UPS THAT COULD INTERFERE WITH YOUR ABILITY TO BID.

Cookies help us deliver our services. By using our services, you agree to our use of cookies. [DISMISS](#) [Learn more.](#)

MAX BID

- The **Max Bid** is the highest amount you have bid on a lot and is only visible to you. Until someone bids above it, you are the **Winning Bidder**. You can edit your Max Bid at anytime.
- Our **Auto Max Bidding System** ensures that if another bidder places a bid below your Max Bid, they will be instantly outbid until you reach one increment higher than your max bid.

INDIVIDUAL LOTTING

- Most of the lots in our auctions have different closing times and are subject to their own time extension, not affecting other lots closing time.

GROUP LOTTING

- Group Lotting** means that several lots are bundled together and share the same closing time.
- Group Lots can be identified by the thin gray outline surrounding them, and **GROUP (## Lots)** in the top left corner.

Note: Each lot within the group can be sold at a different price and/or to a different buyer

TIME EXTENSION

If a bid is placed in the last 2 minutes of the close time, the countdown will automatically reset to 2 minutes to ensure everyone has time to bid.

WATCH LIST

You can save the lots you're interested in by clicking the "watch" button or on the star icon ★ next to the lot number. By activating "watch" on a lot, you will be notified of any changes or updates.

WINNING BIDDER

When you are the **Winning Bidder**, your bid will be **bold** and **blue** with your Max Bid to the right and **WINNING** displayed over the lot.

JUMP THE BID




Click or tap the **Jump The Bid** button immediately or at anytime to implement your Max Bid as the current bid, displayed to all bidders.

BEING OUTBID

If you are **Outbid**, you will still see your last bid with the new current bid to the right, and **OUTBID** displayed over the image.

If your bid matches the current Max Bid, your bid and the current bid will be the same, but you will still be outbid.

GROUP (25 Lots)

 WINNING	LOT 1001 Parcel 1: +/-484 acres - Feedlot NW, SW, SE 8-15-7-W2 & NE DESCRIPTION Contact: Ria Braaksma 730-446-3006 Location: Grenfell, SK Bidding CA\$51,000 (Max: CA\$55,000)	EDIT BID - Or - JUMP THE BID
 OUTBID	LOT 1002 Parcel 2: +/-159.83 acres - NW 7-15-7 W2 DESCRIPTION Contact: Ria Braaksma 730-446-3006 Location: Grenfell, SK You Bid CA\$235,000	PLACE BID Current Bid CA\$236,000
 OUTBID	LOT 1003 Parcel 3: +/-159.9 acres - NW 12-15-8 W2 DESCRIPTION Contact: Ria Braaksma 730-446-3006 Location: Grenfell, SK You Bid CA\$320,000	PLACE BID Current Bid CA\$320,000



TEAM AUCTIONS

Sekura Auctions Since 1966



Kevin Lapp
403-887-1237

587-998-2095

teamauctions.com