



**SALOMONS**  
COMMERCIAL

# 2929

## Gaetz (50) Avenue



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## ABOUT THE PROPERTY

Salomons Commercial is now accepting Expressions of Interest (EOI) to either purchase or lease the former site of the Black Knight Inn (BKI). The EOI can be for the whole or part of the site and should clearly state the respondents intent.

BKI was a former 98 room landmark hotel in Red Deer but given the sharp downturn in the hospitality industry and the age and condition of the buildings, the new owners have made the difficult decision to redevelop the property with the removal of the hotel to be completed in early to mid 2022.

The site is a 5.61 acre corner lot situated on a major arterial road in the heart of Red Deer's south retail node. It's located at the controlled intersection of 30th Street and Gaetz Avenue and is just south of one of Red Deer's busiest intersections (32nd Street). Minutes away from all major retailers including Canadian Tire, Walmart, Home Depot, Lowes, and Hudson's Bay, this site can be redeveloped into a variety of uses including anchor box, general retail, hotel, mixed-use, medical, and multi-family.

The owners will be evaluating received EOIs in order to establish a working concept for the site. Submitted EOIs should include the following information:

- › Whether to purchase or lease
- › Size and preferred location of the intended parcel or building
- › The intended use
- › Preferred timing and any milestone dates
- › Price or rent expectations

## DETAILS



### Location

Gaetz Avenue



### Legal Description

Plan 0123609, Block 14, Lot 12 (1.01 Acres);  
Plan 4436TR, Block 14, Lot 5 (4.60 Acres)



### Zoning

C4 - Commercial (Major Arterial)  
District



### Parcel Size

5.61 Acres



### Price

Market



### Possession

Q4 2022







101,002

RED DEER POPULATION



20,000+

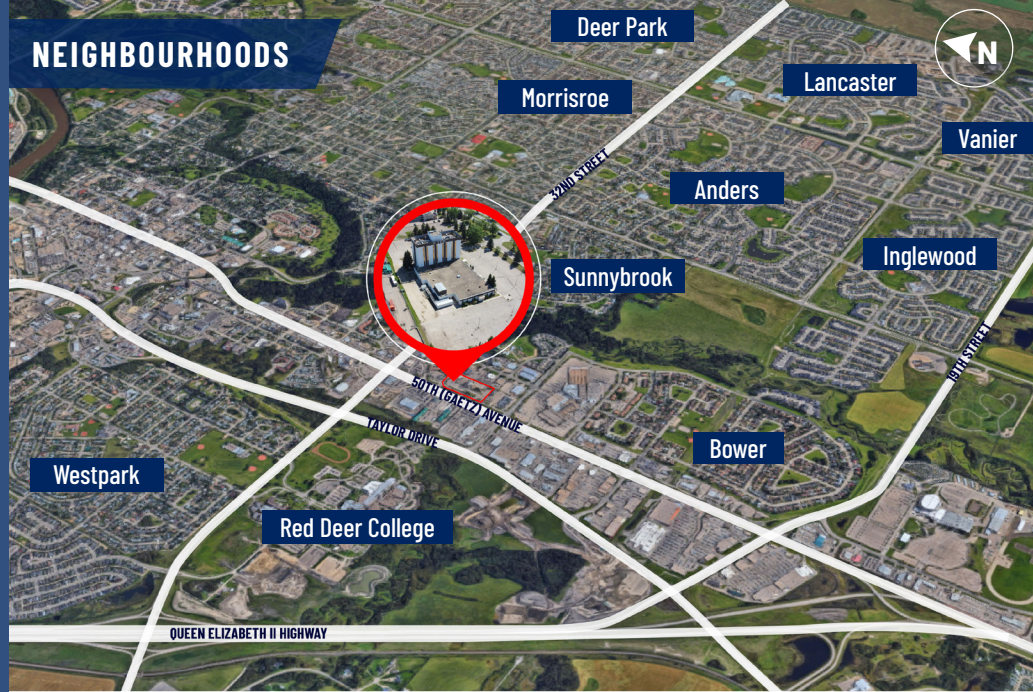
VEHICLES DAILY



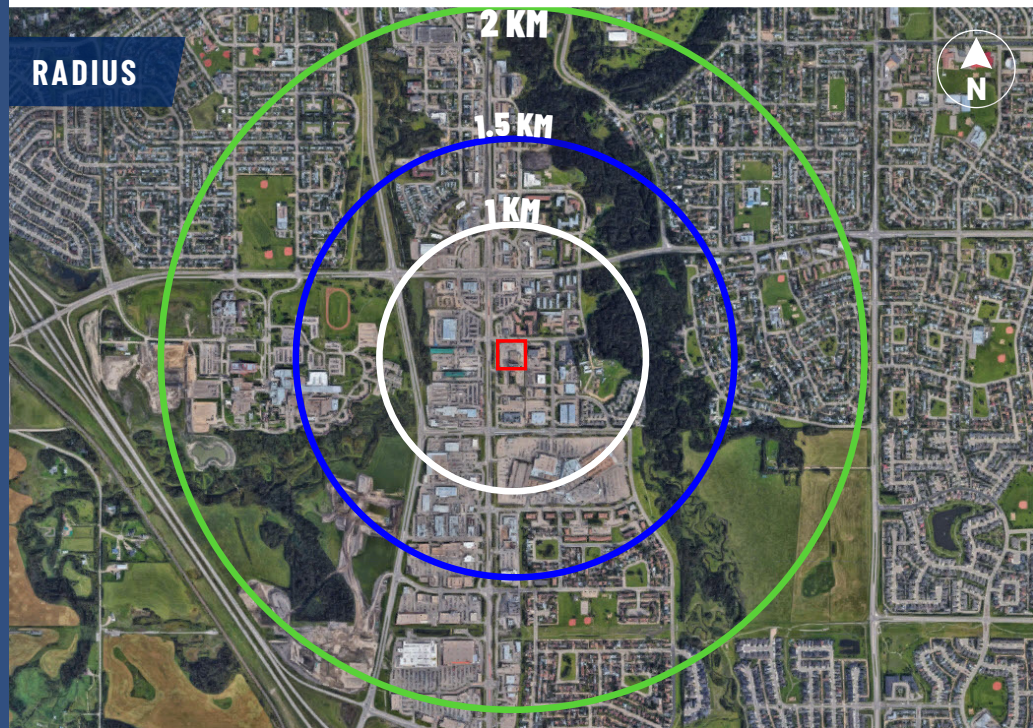
\$99,110

MEDIAN HOUSEHOLD INCOME

## NEIGHBOURHOODS



## RADIUS



## SURROUNDING AMENITIES







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