

\$110,000 - #110, 129 Leva Avenue, Rural Red Deer County

MLS® #A2254590

\$110,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Gasoline Alley, Rural Red Deer County,
Alberta

An exceptional opportunity to acquire the only bubble tea shop in Alberta with drive-thru service, located in the vibrant Gasoline Alley corridor. Spanning 1,492 sq. ft., this fully built-out space is designed for seamless dine-in and drive-thru operations, surrounded by a strong mix of national and local businesses that generate steady traffic to the area.

The lease is secured until May 2028 with an option to renew, offering long-term stability. Current rent is approximately \$6,290 per month with January free, plus an annual rebate from Sunreal Properties, the property management company, ranging between \$2,000 and \$3,000 each March. A low 3% royalty on sales keeps operating costs attractive, and nearly all equipment and fixtures are included in the sale, with the exception of a countertop fridge and small pizza oven belonging to the vendor.

This is an assignment of lease and sale of business only—no real property included. With no other drive-thru bubble tea competitors in Alberta, this business is uniquely positioned for growth and continued success, making it an excellent investment for an owner-operator or savvy investor. Please do not approach staff or visit the business



without scheduling an appointment. NDA
required for further information.

Essential Information

MLS® #	A2254590
Price	\$110,000
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	#110, 129 Leva Avenue
Subdivision	Gasoline Alley
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1B9

Additional Information

Date Listed	September 5th, 2025
Days on Market	21

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.