

\$564,900 - 105, 251 Spruce Street, Rural Red Deer County

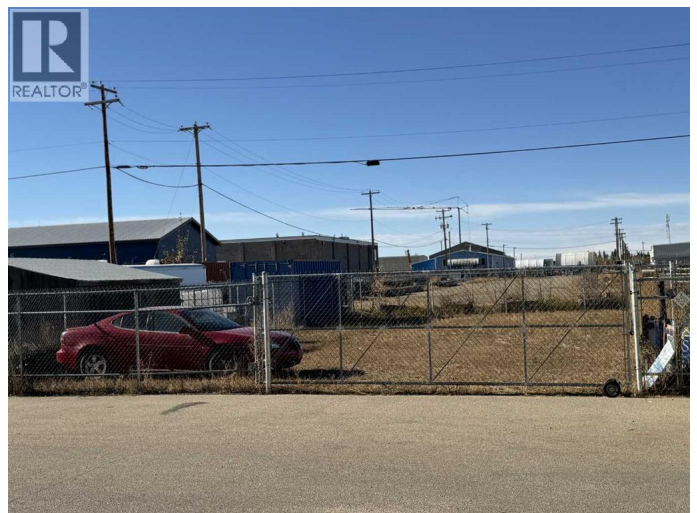
MLS® #A2265646

\$564,900

0 Bedroom, 0.00 Bathroom, 3,332 sqft
Other on 0.00 Acres

Piper Creek Business Park, Rural Red Deer County, Alberta

(See 360 VIRTUAL TOUR) Ideal south side location in Piper Creek Industrial park, just south of the Westerner grounds/Centrium. This building was constructed in 2015 and shows near new, with a 2751 sq. ft. footprint (Condo plan measurement) and 3332 total developed space (Interior measurements) including mezzanine with exterior fenced storage compound. This incredible space has both a front drive 14 ft. overhead door and a rear drive 14 ft. overhead door with two separate bays and office space in the centre. The possibilities are endless, as the front could be used as a show room or additional shop space, or could be sub-let to a tenant. Also ideal deal for the hobbyist or business owner that desires some extra space for a man cave. Both the front and back shop/showroom spaces have overhead radiant heat, front bay is 24'x 34', rear bay is 24'x55'. The office mezzanine has force air. The upper mezzanine consists of two offices, a bathroom and a kitchen room. The lower central space below the mezzanine has another large room ideal for show room/reception or office space, plus two additional rooms that could be used for storage or small office and another bathroom. Front bay flooring has been left bare concrete as the new owner may decide they want carpet for a showroom, epoxy, paint, or leave as is, The front parking area is paved



as well as the rear access and parking. Space must be seen to be appreciated, see 360 Virtual tour and floor plan (in photos). Current lease expires March 15, 2026, tenant may wish to renew if desired by purchaser. Condo fee is \$482 per month. (id:6289)

Built in 2015

Essential Information

Listing #	A2265646
Price	\$564,900
Bathrooms	0.00
Square Footage	3,332
Acres	0.00
Year Built	2015
Type	Other
Sub-Type	Condominium/Strata

Community Information

Address	105, 251 Spruce Street
Subdivision	Piper Creek Business Park
City	Rural Red Deer County
Province	Alberta
Postal Code	T4E1B4

Amenities

Utilities	Electricity, Natural Gas, Sewer, Water
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Interior

Heating	Natural gas Forced air, Radiant heat
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Exterior

Lot Description	0.00X0.00 Unknown
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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