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102, 251 SPRUCE STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Red Deer County, Alberta

Listing ID:
27286


MLS ID:
A2187086

\$1,350,000



 **BRAD GRANLUND**
 (403) 347-3332

 RCR - Royal Carpet Realty Ltd.
 403-342-7700

 102, 251 Spruce Street , Rural Red Deer County , Alberta T4E 1B4

Transaction Type For Sale	Title Fee Simple	Days On Market 169
Zoning BSI	Subdivision Piper Creek Business Park	Nearest Town Red Deer
Building Type Mixed Use	Year Built 2015	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2220317
Building Area (Sq. Ft.) 7862.00	Building Area (Sq. M.) 730.40	Footprint (Sq. Ft.) 6499
Roof Membrane	Foundation Poured Concrete	Cooling None
Heating Overhead Heater(s), Forced Air, Natural Gas, Radiant	Access to Property Front and Rear Drive access, Direct Access, Paved Lane, Paved Road, Two-Way Access	Inclusions NONE
Restrictions None Known	Reports Aerial Photos, Condo/Strata Bylaws	

Perfect property for Investors or end users. This property is ideally and conveniently located in Piper Creek Business Park just south of the Westerner Grounds. Seller will vacate the space in 6 months for an interested end user, or sign up to a 5 year lease with the new owner at a cap rate over 7%. This super clean/open space has at total of 7862 sq. ft with 6499 sq. ft. on the main floor including 2 bathrooms, three overhead 12 ft bay doors and one 8ft overhead bay door (three in the rear and one on the front for pass through access from back to front). There is a nicely developed 1363 sq. ft. mezzanine including a coffee area with sink/fridge/dishwasher, 3 piece bathroom with shower, an open meeting room/reception area and two offices. The front and rear of the building have paved parking. There is a 60ft x 80ft enclosed (chain-link) storage compound in the rear with sliding chain link gate. A great property built in 2015 in very nice condition. Don't delay!

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