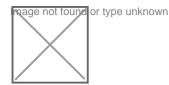


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

102, 251 SPRUCE STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

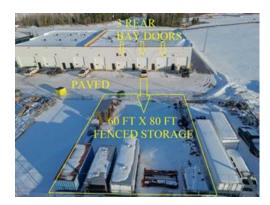
Rural Red Deer County, Alberta

Listing ID:

27286 A2187086

MLS ID:

\$1,350,000



△ BRAD GRANLUND

(403) 342-7700

RCR - Royal Carpet Realty Ltd.

403-342-7700

M

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

Transaction Type

For Sale

Title Fee Simple **Days On Market**

116

Zoning

BSI

Subdivision

Year Built

Mixed Use

730.40

2015

Piper Creek Business Park

Nearest Town

Structure Type

Red Deer

Building Type Mixed Use

Property Type Commercial

Property Sub Type

Legal Plan

2220317

Mixed Use

Building Area (Sq. Ft.)

7862.00

Building Area (Sq. M.)

Footprint (Sq. Ft.)

6499

Membrane

Roof

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

Reports

None Known 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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