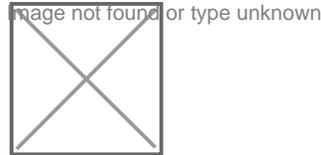


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

247 SPRUCE STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Rural Red Deer County, Alberta

Listing ID:
30360

MLS ID:
A2215879

\$10



 **JULIE CUMMINGS**
 (403) 506-5570

 Royal LePage Network Realty Corp.
 403-346-8900

 247 Spruce Street , Rural Red Deer County , Alberta T4E 1B4

Transaction Type For Lease	Days On Market 63	Lease Amount 10.00
Lease Frequency Annually	Zoning BSI	Subdivision Piper Creek Business Park
Nearest Town Red Deer	Year Built 2014	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 0829620
Building Area (Sq. Ft.) 11804.00	Building Area (Sq. M.) 1096.62	Inclusions N/A
Restrictions Call Lister	Reports Call Lister	

This industrial property features a 5-tonne overhead crane, four 16-foot loading doors for efficient shipping and receiving, and a dedicated compressor room. A make-up air unit ensures proper ventilation throughout the facility. The property also includes a gravel yard suitable for outdoor storage or parking. On the upper level, there are four modern executive offices, providing comfortable and professional workspace.

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