



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

135, 17 Queensgate Crescent
Red Deer, Alberta

MLS # A2277261



\$13 per sq.ft.

Division: Queens Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,600 sq.ft.

Zoning: I1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.04 Acre

Sewer: -

Lot Feat: See Remarks

Inclusions: N/A

Nice 1,600sf industrial unit located in the Queens Business Park. Very quick and easy access to Highway 11A & Highway QE2. Developments include reception, office, large washroom and storage mezzanine with windows. Shop space has L-Shaped radiant heat,, florescent lighting, ceiling fan and additional sinks. There is a 12' x 14' powered overhead door with sunshine panels near the top. Approx 18' ceiling height. Parking and common areas are fully paved, with 2 rows of parking stalls. Includes fenced compound. Current estimated NNN is \$5.65/sf. Pictures are from before current tenancy and will be updated, workstation walls in the shop have been removed.