



GRASSROOTS
REALTY GROUP

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101, 312 Energy Way
Rural Red Deer County, Alberta

MLS # A2102000



\$2,749,000

Division: Energy Business Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 24,642 sq.ft.

Zoning: BSI

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

****Judicial Listing: Prime Industrial Property Opportunity**** A remarkable investment opportunity presents itself with this impressive 24,642 square foot building, strategically located on 3.32 acres of land just off the East side of the QEII highway, accessible via the Gasoline Alley exit in Energy Park. Built in 2016, this property sets itself apart with its innovative construction, utilizing Structural Insulated Panels (SIPs) designed for energy efficiency, resulting in substantial savings in heating and cooling costs, as well as exceptional strength and durability capable of withstanding extreme weather conditions. The property boasts nine rear overhead doors, a separate mezzanine with two offices, a staff room, and a washroom. The primary shop area offers 21,702 square feet of rentable floor space, complemented by a partition wall creating an additional 2,639 square feet of versatile usage. Designed for low maintenance, it features radiant heating, 200-amp power supply, and complete paving around the property, along with separate fenced 14x14' storage yards on the North side. This is a unique opportunity to acquire a cutting-edge industrial property offering not only a state-of-the-art facility but also substantial cost savings and durability. Whether you're expanding your business, starting a new venture, or seeking a secure investment, this judicial listing provides unmatched potential. Act promptly to secure your interest in this outstanding property.