



GRASSROOTS
REALTY GROUP

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126 Queens Drive
Red Deer, Alberta

MLS # A2119229



\$4,450,000

Division: Queens Business Park

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 29,309 sq.ft.

Zoning: I1-Industrial (Business S

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.21 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

* A STATE OF THE ART TRUCK WASH WITH 3 WAND WASH TRUCK BAYS(2 bays with 150 foot length and 1 bay with 120 foot length), AND 12 BARN STYLE CAR WASH BAYS * LOT SIZE: 3.21 ACRES * BUILDING SIZE: 29,309 sqft * CURRENT OWNER BUILT IN 2014 * STRATEGICALLY LOCATED IN THE INDUSTRIAL PARK * SOLID AND STEADY SALES * OWNERS RETIRING **Two of the truck bays with 150 foot length are currently being converted from the automatic bays to the new wand bays. Also there will be an upgrade of the existing system of car wash bays. This conversion will be expected to be completed by the end of June 2025.