



GRASSROOTS
REALTY GROUP

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

102, 251 Spruce Street
Rural Red Deer County, Alberta

MLS # A2187086



\$1,350,000

Division: Piper Creek Business Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,862 sq.ft.

Zoning: BSI

Heating: Overhead Heater(s), Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NONE

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!