

# \$1,350,000 - 102, 251 Spruce Street, Rural Red Deer County

MLS® #A2187086

**\$1,350,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

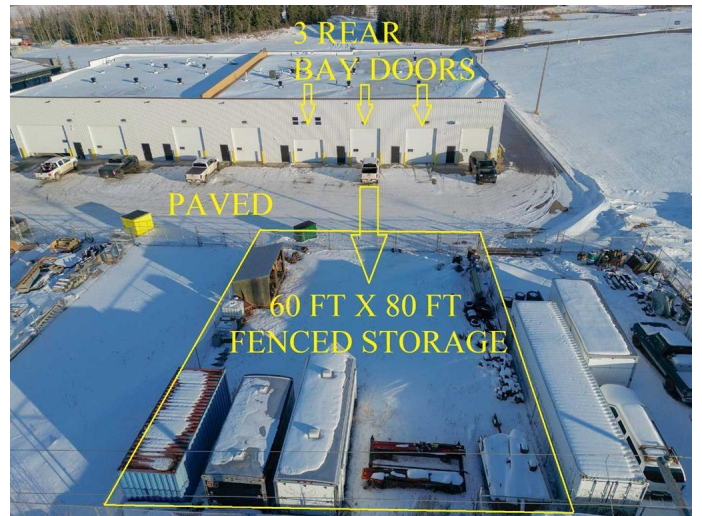
Piper Creek Business Park, Rural Red Deer County, Alberta

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 a 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!

Built in 2015

## Essential Information

MLS® #	A2187086
Price	\$1,350,000
Bathrooms	0.00
Acres	0.00



Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	102, 251 Spruce Street
Subdivision	Piper Creek Business Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1B4

### **Interior**

Heating	Overhead Heater(s), Forced Air, Natural Gas, Radiant
Cooling	None

### **Exterior**

Roof	Membrane
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	80
Zoning	BSI

### **Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.