

FOR LEASE

104, 239 SPRUCE STREET
RED DEER COUNTY, AB





About the Property

This 2,519 SF industrial unit is located in the desirable Piper Creek Business Park, just south of the Westerner Grounds and east of Gasoline Alley in Red Deer County. The property offers a functional mix of office, shop, and storage space, making it a versatile option for a variety of business uses. With immediate possession available, it is an excellent opportunity for both owner-users and investors.

The developed area includes a welcoming reception, three offices, a staff room with coffee counter and sink, and washrooms conveniently located in both the office and shop areas.

The warehouse area features a powered overhead door for easy access, along with a large storage mezzanine with windows that adds valuable usable space, complemented by a utility room.

The rear yard is fully paved and includes an exclusive fenced compound at no additional cost, providing secure outdoor storage and excellent functionality.

Strategically positioned with quick access to QEII Highway and other major routes, the property ensures smooth connectivity for logistics, commuting, and client access. BSI zoning allows for a wide range of industrial and commercial uses, making this a flexible space for growing businesses.

LEGAL DESCRIPTION

Condo Plan 1221809, Unit 8

UNIT SIZE

2,519 SF

LOCATION

Piper Creek Business Park

ZONING

BSI - Business Service Industrial District

LEASE RATE

\$13.00 PSF

ADDITIONAL RENT

\$4.90 PSF

FENCED COMPOUND

Included

MONTHLY RENT

\$3,757.51+ GST

Property Details

UNIT SIZE

2,519 SF

POSSESSION

Immediate

LOADING

(1) 12' x 14' O/H Door - Powered

HVAC

- › Radiant Heat
- › Exhaust Fan

CEILING HEIGHT

Approx. 18'6"

LIGHTING

Fluorescent

DRAINAGE

Double Compartment Sump

YEAR BUILT

2012

YARD

Rear yard is fully paved
Exclusive fenced compound included

FEATURES

- › Reception
- › (3) Offices
- › Room with coffee counter & sink
- › (2) Washrooms (1 in office and 1 in shop)
- › Large Storage Mezz with Windows
- › Additional Storage



Floor Plan

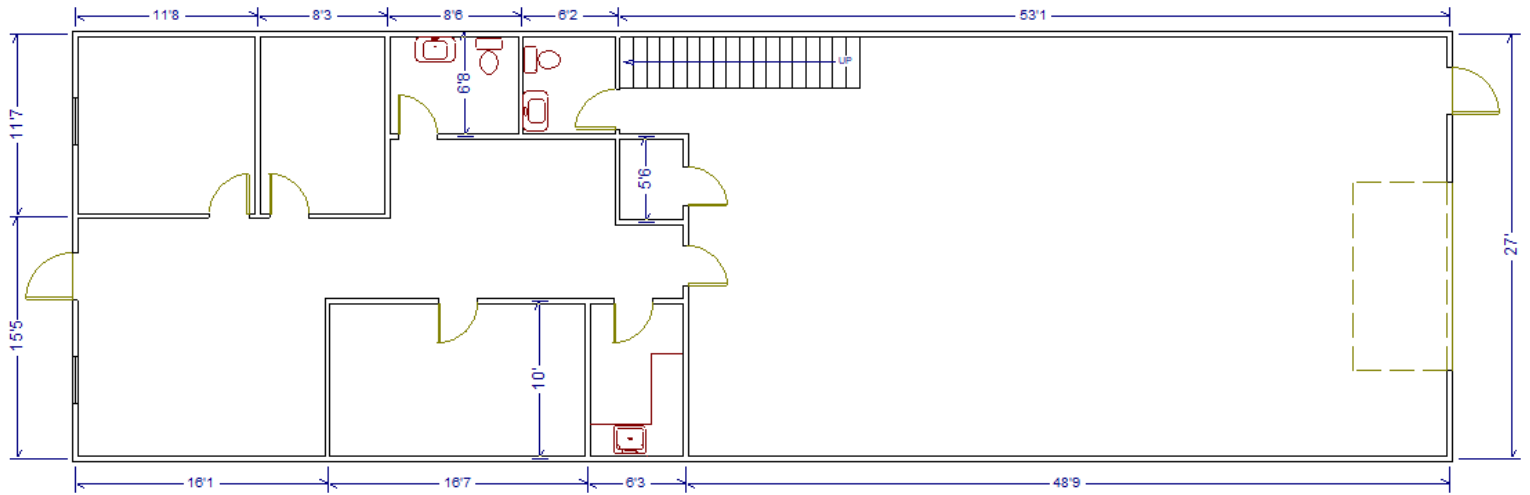


Diagram May Not Be Accurate



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