

\$15 - 134 Queens Drive, Red Deer

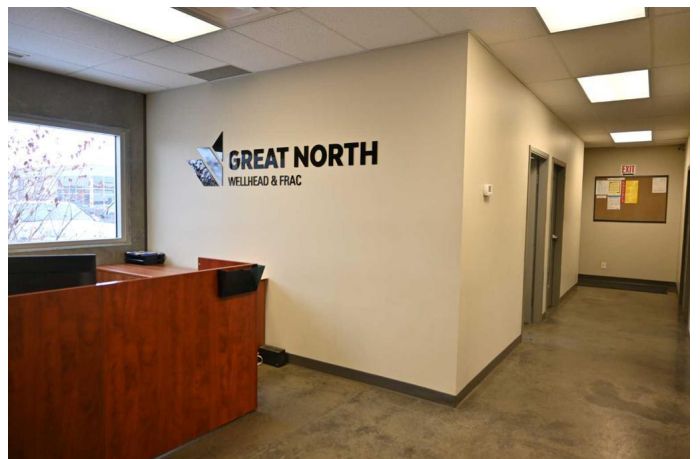
MLS® #A2111678

\$15

0 Bedroom, 0.00 Bathroom,
Commercial on 2.31 Acres

Queens Business Park, Red Deer, Alberta

This industrial building, available for lease or sale, is prominently situated in the Queens Business Park, a key hub of commerce and industry in Red Deer. Its location ensures quick access to significant transportation routes, including Highway 11A and the QEII, enhancing logistical operations. The building encompasses 18,000 SF, with a flexible layout that can be easily divided into two units of 9,000 SF each, catering to diverse business needs. This setup offers a lucrative investment option, allowing for the entire building to be leased or for one unit to be occupied while leasing the other. The interior features a well-appointed office area spanning two floors, including an open reception area, private offices, a boardroom/training room, a kitchenette, and washrooms, all designed to support a productive work environment. The shop area, extending 100 feet in depth, is equipped with two drive-thru bays and four drive-in bays, with overhead doors featuring sunshine panels to allow natural light to permeate the workspace. Externally, the property boasts a graveled, fully fenced yard with access gates on both sides, ensuring security and operational flexibility, alongside ample paved parking at the front for employees and visitors. This property represents an exceptional opportunity for businesses seeking a blend of strategic location, adaptable space, and functional design in the heart of Red Deer's industrial sector.



Built in 2013

Essential Information

MLS® #	A2111678
Price	\$15
Sold Price	\$15
Bathrooms	0.00
Acres	2.31
Year Built	2013
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	134 Queens Drive
Subdivision	Queens Business Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4p0R4

Additional Information

Date Listed	March 1st, 2024
Date Sold	June 3rd, 2024
Days on Market	94
Zoning	I1
HOA Fees	0.00

Listing Details

Listing Office	Salomons Commercial
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