

\$12 - 120, 112 Queensgate Crescent, Red Deer

MLS® #A2219410

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 1.68 Acres

Queens Business Park, Red Deer, Alberta

This unit is situated in a building with visibility to Highway 11A, in the Queens Business Park.

The footprint of the space is 1,704sf plus there is an approx 750sf developed 2nd floor.

NOTE THE LEASE RATES ARE ONLY BASED ON THE FOOTPRINT, THE 2ND FLOOR IS CONSIDERED BONUS SPACE.

The front area features a bright reception area, one office with window, large lunchroom which has a coffee counter with sink, a storage room and washroom. The shop is wide open with a 12' x 14' overhead door, florescent lighting, radiant heat and sump. Shop dimensions are approx 29' depth x 27' wide, ceiling height is approx 18'5". The 2nd floor features two additional windowed offices, open area and another coffee counter with sink. A portion of the space is air conditioned. Includes a proportionate share of the common fenced and graveled rear yard area. Paved parking in front. Conveniently located with very quick access to Highway 11A and Highway QE2. Current estimated NNN is \$5.36/sf.

Built in 2012

Essential Information

MLS® #	A2219410
Price	\$12
Sold Price	\$11
Bathrooms	0.00
Acres	1.68



Year Built	2012
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	120, 112 Queensgate Crescent
Subdivision	Queens Business Park
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4P 0P9

Additional Information

Date Listed	May 9th, 2025
Date Sold	June 11th, 2025
Days on Market	33
Zoning	I1
HOA Fees	0.00

Listing Details

Listing Office	Salomons Commercial
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