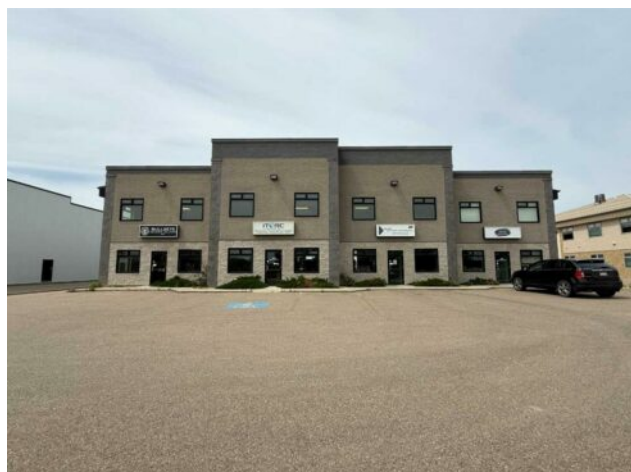


247 Spruce Street  
Rural Red Deer County, Alberta

MLS # A2237175



# \$2,300,000

**Division:** Piper Creek Business Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 11,804 sq.ft.

**Zoning:** BSI

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Situated in Piper Creek Business Park, this 2014-built industrial building offers a flexible layout tailored for operational efficiency. The shop features a 5-ton overhead crane, four overhead doors, and a dedicated compressor room. A large gravel yard supports outdoor storage and vehicle access. The office space spans both floors and features modern finishes, vinyl plank flooring, and numerous windows that bring in natural light. Private offices are available on each level, complemented by a lunchroom on the main floor and a kitchenette upstairs. Multiple entrances support flexible movement throughout the building. Air conditioning services the office areas exclusively. Proximity to the QEII Highway, 19th Street, and Gaetz Avenue ensures streamlined logistics and distribution. Available for sale or lease, this property offers a functional industrial base with upgraded office features, well-suited for a variety of business operations in Red Deer.