

**103B, 303 Larch Close
Rural Red Deer County, Alberta****MLS # A2280564****\$275,000****Division:** Piper Creek Business Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,516 sq.ft.**Zoning:** BSI**Heating:** Natural Gas**Floors:** -**Roof:** Metal**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** n/a**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

Located one block south of Westerner Park in Red Deer's established Piper Creek Business Park, with quick access to Spruce Street, Gasoline Alley East, and the QEII Highway. The unit features a 25' x 60' shop bay, 12' x 14' power remote overhead door, washroom, and ceiling heights from 16' at the front to 18' at the rear. The complex is paved and includes two designated parking stalls directly in front of the unit. 3-phase power (225amp/240 split 100amp/120), exterior video surveillance, five interior surveillance cameras with DVR and monitor, remote door sensors, and remote smoke detectors. A rear privacy deck provides additional functional space. Low monthly condo fees of \$223.00 include gas for the unit heater for your convenience. Well positioned in a high demand industrial corridor, this property is ideal for light industrial, service, or trades based operations.