

**150, 106 Queensland Crescent  
Red Deer, Alberta****MLS # A2078283****\$12 per sq.ft.****Division:** Queens Business Park**Type:** Industrial**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 5,000 sq.ft.**Zoning:** I1**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 3.19 Acres**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

This 5,000 SF Industrial shop, located in Queens Business Park, is available for lease. The unit features minimal office space with an open showroom and one washroom. The shop area is separated into two sides, each with their own 16' x 16' overhead door (two in total). One side of the shop houses a paint booth and there is a mezzanine for additional storage. The building sits on 3.2 acres and the yard is fenced, graveled, and shared with the neighbouring tenants of the building. Additional Rent is estimated at \$3.50 for the 2023 budget year.