



2,500 SF END CAP

FOR SALE/LEASE

#6, 232 SPRUCE STREET, RED DEER, AB



LOCATION

Piper Creek Business Park



LEGAL DESCRIPTION

Plan: 162-1348 Block: CDE Lot: 6



SALE PRICE

\$625,000



RENTAL RATES

Base: \$14.00

NNN: \$4.50



CONDO FEES

2019- \$3.16 psf



ZONING

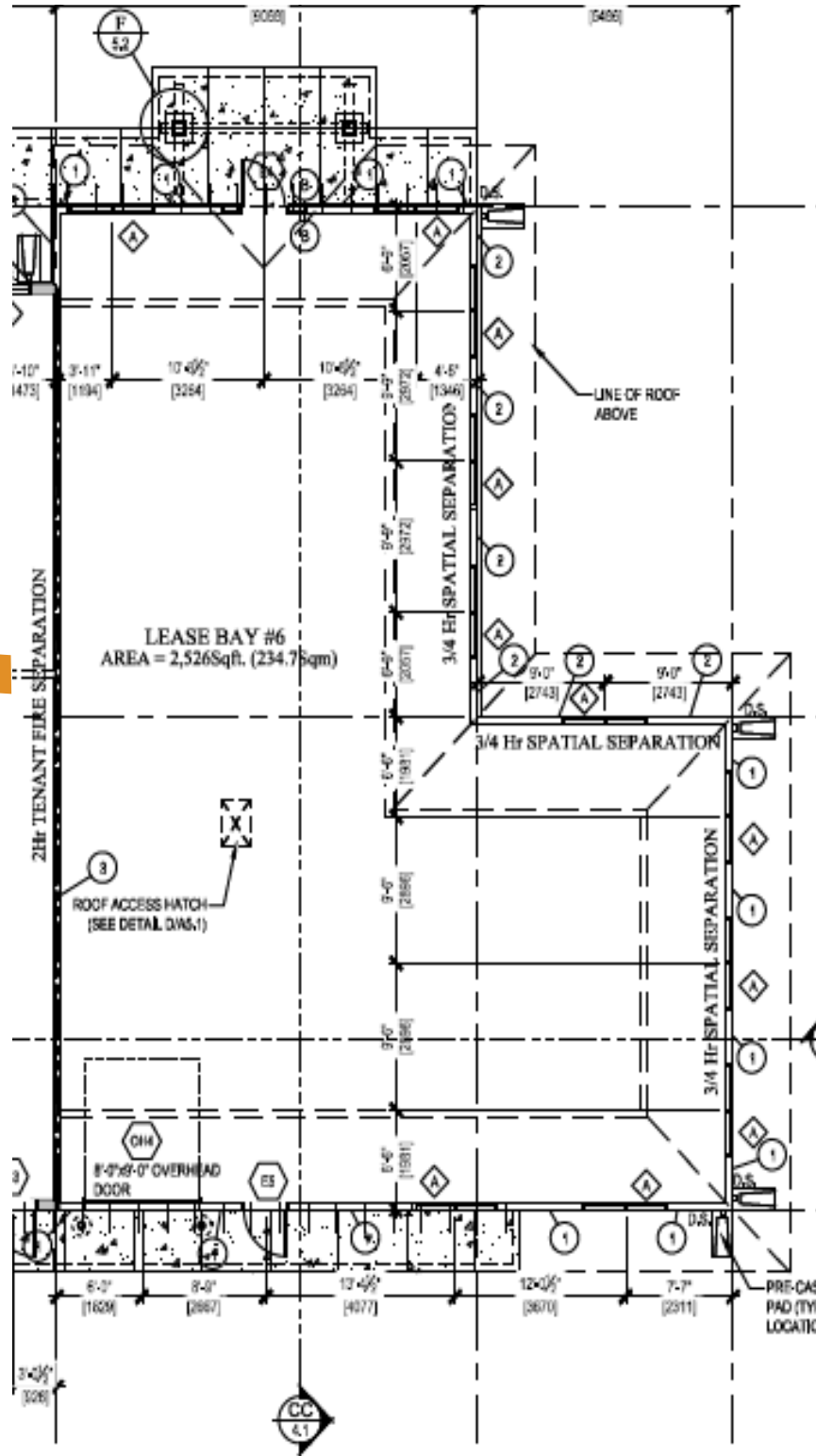
BSI - Business Service Industrial

PROPERTY DETAILS

LAST UNIT REMAINING in this new development located in Piper Creek, just south of Red Deer.

Developer is prepared to build out leasehold improvements at a pre-determined estimate. Shell space with roughed-in plumbing, electrical, gas, phone and data in each unit.

BUILDING AREA: 2,500 SF



Location



Central Alberta's Ambassador for Commercial Real Estate



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