

FOR SALE/LEASE

QEII HIGHWAY

ENERGY BLVD

5 ENERGY BLVD

Red Deer County, AB



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#103, 4315 - 55 Avenue
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PROPERTY Details

LOCATION

Energy Business Park

LEGAL DESCRIPTION

Main Property: Plan 1520567, Block 3, Lot 1A
Storage Lot: Plan 1224954, Block 3, Lot 4

BUILDING SIZE

Main:	27,500 SF
Second Floor Office:	6,280 SF
Total:	33,780 SF

COLD STORAGE BUILDING SIZE

7,200 SF

SITE SIZE

Main Property: 8.48 Acres
Storage Lot: 2.16 Acres

SITE COVERAGE

9.39%

ZONING

BSI - Business Service Industrial

PROPERTY TAXES (2025)

Main Property: \$121,091
Storage Lot: \$9,288

LEASE RATE

\$18.00 PSF

ADDITIONAL RENT

\$4.75 PSF

SALE PRICE

\$8,800,000

POSSESSION

Immediate

PROPERTY OVERVIEW

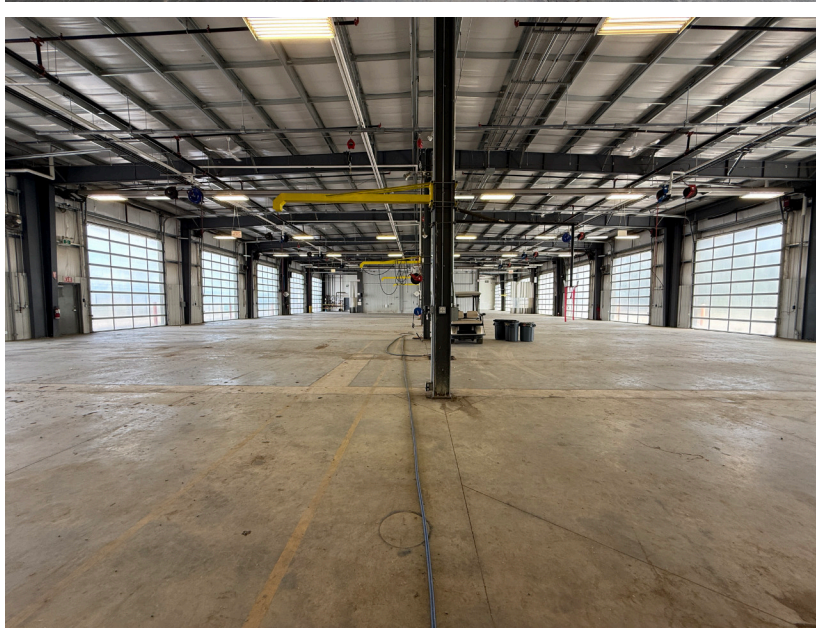
Available for sale or lease, this exceptional commercial and industrial property offers a rare combination of showroom, office, service, storage, and surplus land in Red Deer County's highly sought-after Energy Business Park. Strategically positioned along Energy Boulevard, the property benefits from excellent visibility, pylon signage, and four points of ingress and egress.

Constructed in 2015 and renovated in 2019, the facility features a modern showroom, a developed 6,280 SF office mezzanine, and a nine-bay service area with drive-through capability. The site is fully serviced and improved with fibre optic connectivity, CCTV security, multiple gated access points, extensive paved parking and storage areas, and a 7,200 SF cold storage building.

A key feature of the property is its low site coverage ratio, providing ample outdoor storage, fleet parking, equipment display, and future expansion opportunities. The offering also includes an adjacent 2.16-acre surplus parcel at 326 Energy Way, creating additional flexibility for growth, redevelopment, or expanded operations.

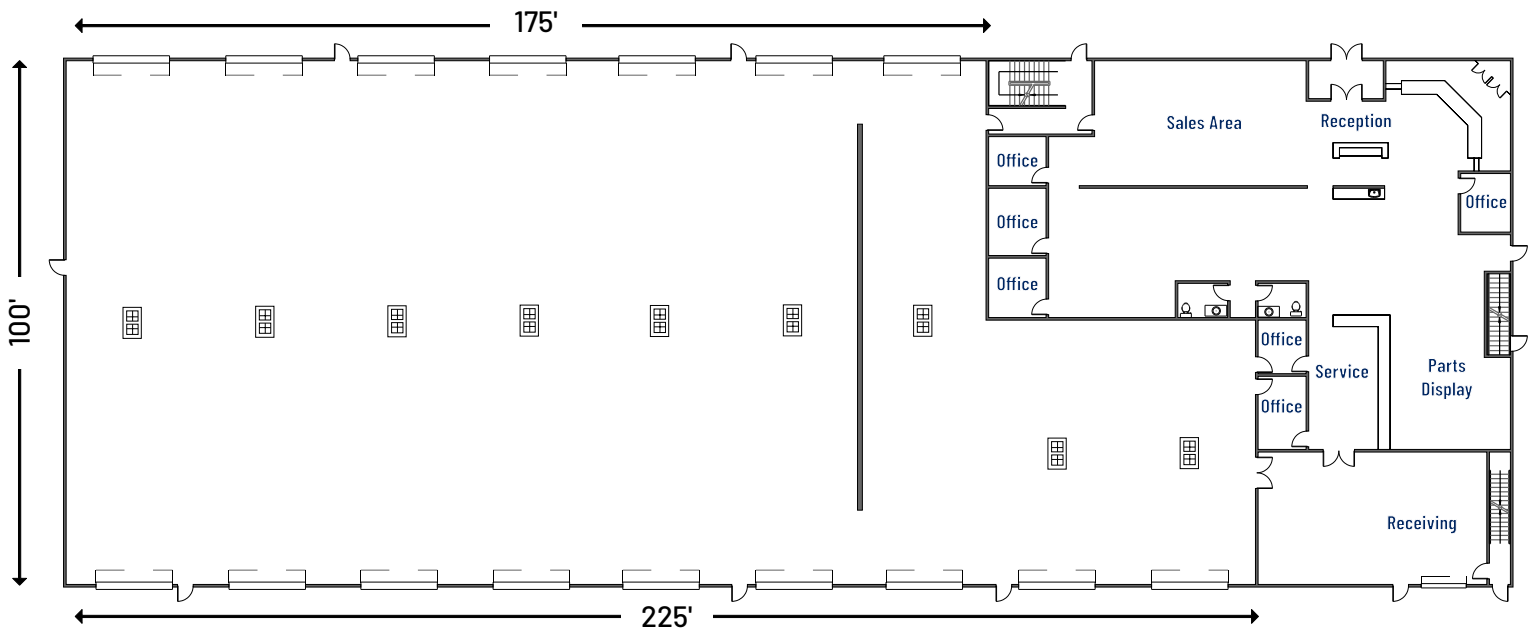
This highly functional property is ideally suited for automotive, equipment, transportation, fleet, contractor, service commercial, and light industrial users seeking a prominent location with exceptional site infrastructure and long-term growth potential.

5 Energy Blvd.



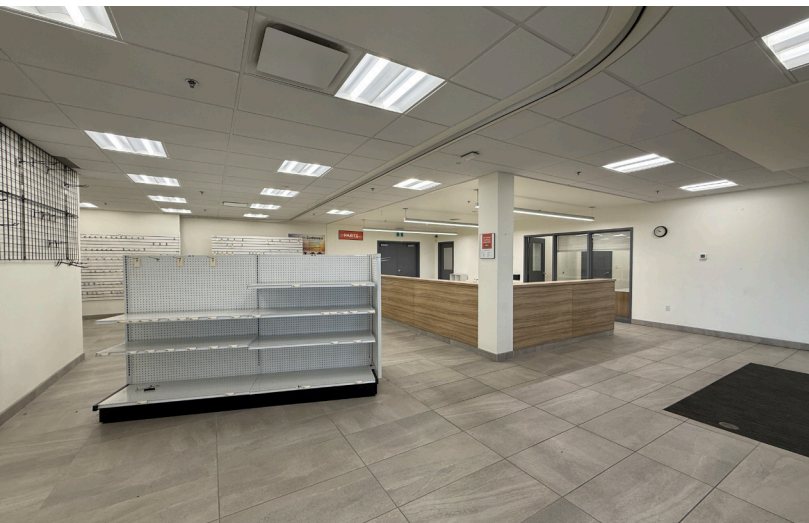
Floor Plan

Main Floor



Second Floor







Central Alberta's Ambassador for Commercial Real Estate



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