

# FOR SALE/LEASE

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6, 232 SPRUCE STREET  
RED DEER COUNTY, AB





232 Spruce Street

## About the Property

This is the last available unit in the new Piper Creek Business Park development, offering a versatile 2,500 square foot end cap condo space. Located conveniently just south of Red Deer, the unit benefits from easy access to the QEII Highway, ideal for businesses requiring strong logistical connections. Zoned BSI (Business Service Industrial), this property is perfect for a range of industrial and service-oriented uses.

Currently presented as a shell space, the unit includes roughed-in plumbing, electrical, gas, phone, and data connections. The developer is ready to undertake leasehold improvements based on a pre-determined estimate, allowing for customization to meet specific business requirements. Immediate possession is available, ensuring that your business can start or expand without delay in this strategic location. Secure this prime spot in Piper Creek Business Park and tailor it to your enterprise's needs.

### LEGAL DESCRIPTION

Plan: 162-1348 Block: CDE Lot: 6

### UNIT SIZE

2,500 SF

### LOCATION

Piper Creek Business Park

### ZONING

BSI - Business Service Industrial District

### SALE PRICE

\$625,000

### CONDO FEES

\$3.16 PSF (2019)

### LEASE RATE

Market

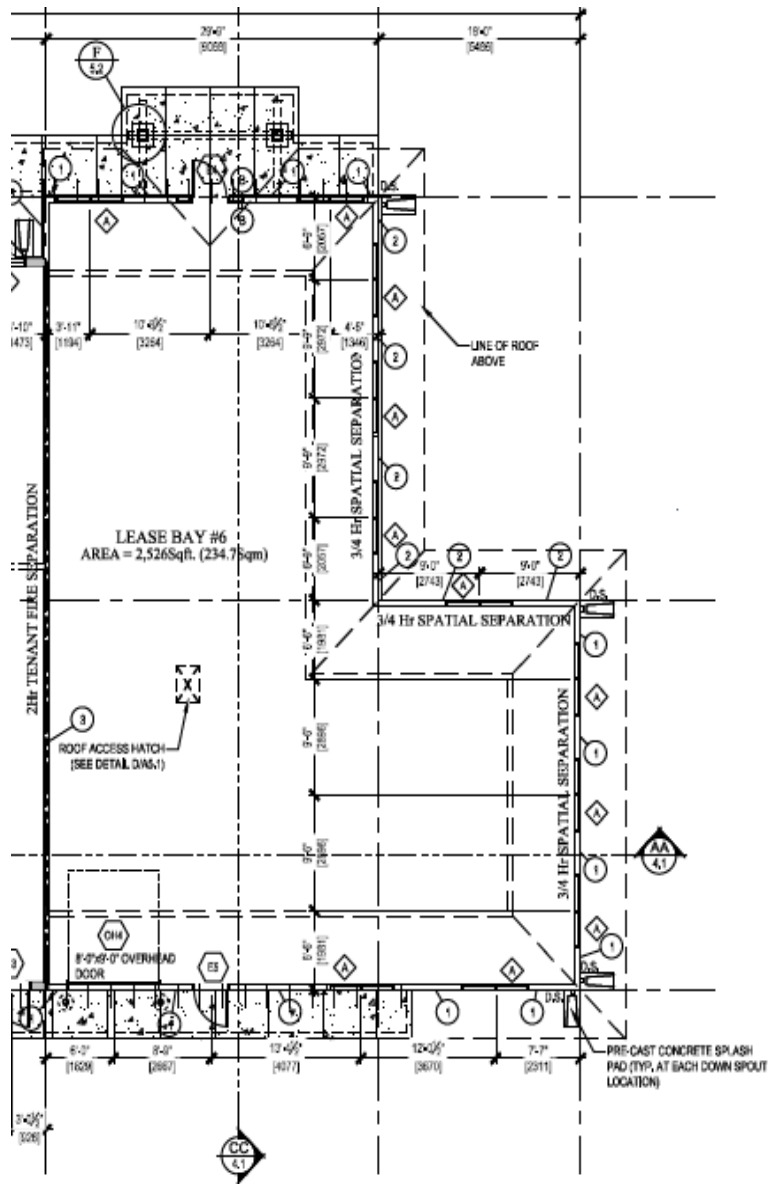
### ADDITIONAL RENT

\$6.92 PSF

### POSSESSION

Immediately

# Floor Plan





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