

\$564,900 - 105, 251 Spruce Street, Rural Red Deer County

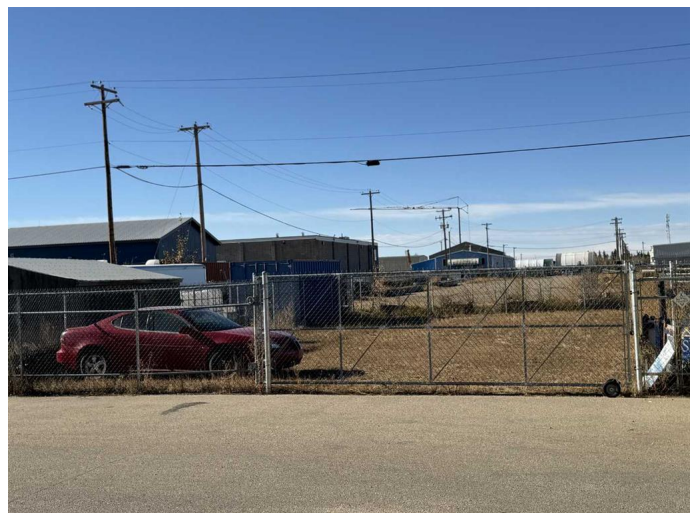
MLS® #A2265646

\$564,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Piper Creek Business Park, Rural Red Deer County, Alberta

Ideal south side location in Piper Creek Industrial park, just south of the Westerner grounds/Centrium. This building was constructed in 2015 and shows near new, with a 2751 sq. ft. footprint (Condo plan measurement) and 3332 total developed space (Interior measurements) including mezzanine with exterior fenced storage compound. This incredible space has both a front drive 14 ft. overhead door and a rear drive 14 ft. overhead door with two separate bays and office space in the centre. The possibilities are endless, as the front could be used as a show room or additional shop space, or could be sub-let to a tenant. Also ideal deal for the hobbyist or business owner that desires some extra space for a man cave. Both the front and back shop/showroom spaces have overhead radiant heat, front bay is 24'x 34', rear bay is 24'x55'. The office mezzanine has force air. The upper mezzanine consists of two offices, a bathroom and a kitchen room. The lower central space below the mezzanine has another large room ideal for show room/reception or office space, plus two additional rooms that could be used for storage or small office and another bathroom. Front bay flooring has been left bare concrete as the new owner may decide they want carpet for a showroom, epoxy, paint, or leave as is, The front parking area is paved



as well as the rear access and parking.
Current lease expires March 15, 2026, tenant
may wish to renew if desired by purchaser.
Condo fee is \$482 per month.

Built in 2015

Essential Information

MLS® #	A2265646
Price	\$564,900
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	105, 251 Spruce Street
Subdivision	Piper Creek Business Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4E 1B4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
-----------	--

Interior

Heating	Forced Air, Natural Gas, Radiant
---------	----------------------------------

Exterior

Roof	Flat Torch Membrane
Construction	Other, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	15

Zoning

BSI

Listing Details

Listing Office

RCR - Royal Carpet Realty Ltd.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.