

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

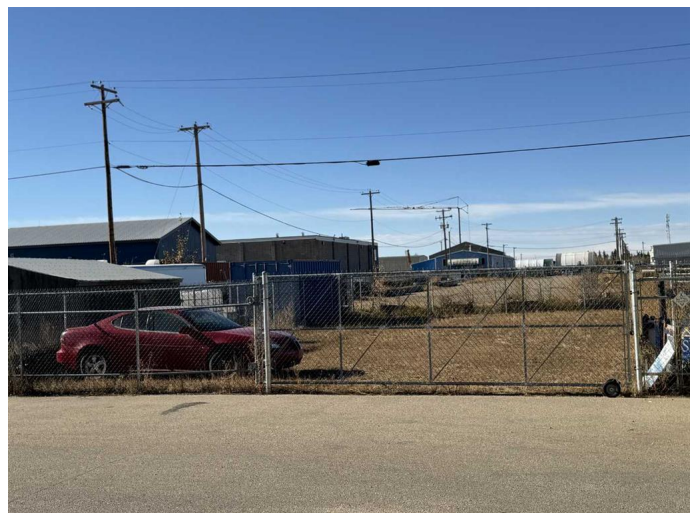
MLS® #A2265646

\$564,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Piper Creek Business Park, Rural Red Deer
County, Alberta

(See 360 VIRTUAL TOUR) 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. Space must be seen to be appreciated, see 360 Virtual tour and floor plan (in photos). 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
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Interior

Heating	Forced Air, Natural Gas, Radiant
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Exterior

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

Additional Information

Date Listed	October 20th, 2025
Days on Market	2
Zoning	BSI

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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