

# FOR SALE/LEASE

134 QUEENS DRIVE  
RED DEER, AB





## About the Property

This industrial building, available for lease or sale, is prominently situated in the Queens Business Park, a key hub of commerce and industry in Red Deer. Its location ensures quick access to significant transportation routes, including Highway 11A and the QEII, enhancing logistical operations. The building encompasses 18,000 SF, with a flexible layout that can be easily divided into two units of 9,000 SF each, (the east unit has been leased) catering to diverse business needs. This setup offers a lucrative investment option, allowing for the entire building to be leased or for one unit to be occupied while leasing the other.

The interior features a well-appointed office area spanning two floors, including an open reception area, private offices, a boardroom/training room, a kitchenette, and washrooms, all designed to support a productive work environment. The shop area, extending 100 feet in depth, is equipped with two drive-thru bays and four drive-in bays, with overhead doors featuring sunshine panels to allow natural light to permeate the workspace.

Externally, the property boasts a graveled, fully fenced yard with access gates on both sides, ensuring security and operational flexibility, alongside ample paved parking at the front for employees and visitors. This property represents an exceptional opportunity for businesses seeking a blend of strategic location, adaptable space, and functional design in the heart of Red Deer's industrial sector.

### LEGAL DESCRIPTION

Plan 1422389, Block 3, Lot 6A

### UNIT SIZE

9,000 SF

### SITE SIZE

2.31 Acres

### LOCATION

Queens Business Park

### ZONING

I1 - Industrial (Business Service) District

### SALE PRICE

\$3,695,000

### PROPERTY TAXES

\$45,900.71 (2023)

### LEASE RATE

\$15.00 PSF

### ADDITIONAL RENT

\$3.60 PSF

### POSSESSION

Immediate

## Property Details

### BUILDING SIZE

18,000 SF

### SHOP DIMENSIONS

150' x 100'

### LOADING

(8) 16' x 16' O/H Doors creating (2) Drive Through Bays, one on each side

### HVAC

Radiant Heat

### CEILING HEIGHT

30' and 17.5' to beam

### CRANES

(1) 5-Ton with 19' hook height

### LIGHTING

Fluorescent

### YEAR BUILT

2013

### DRAINAGE

Trench/Double Compartment

### OFFICE FEATURES

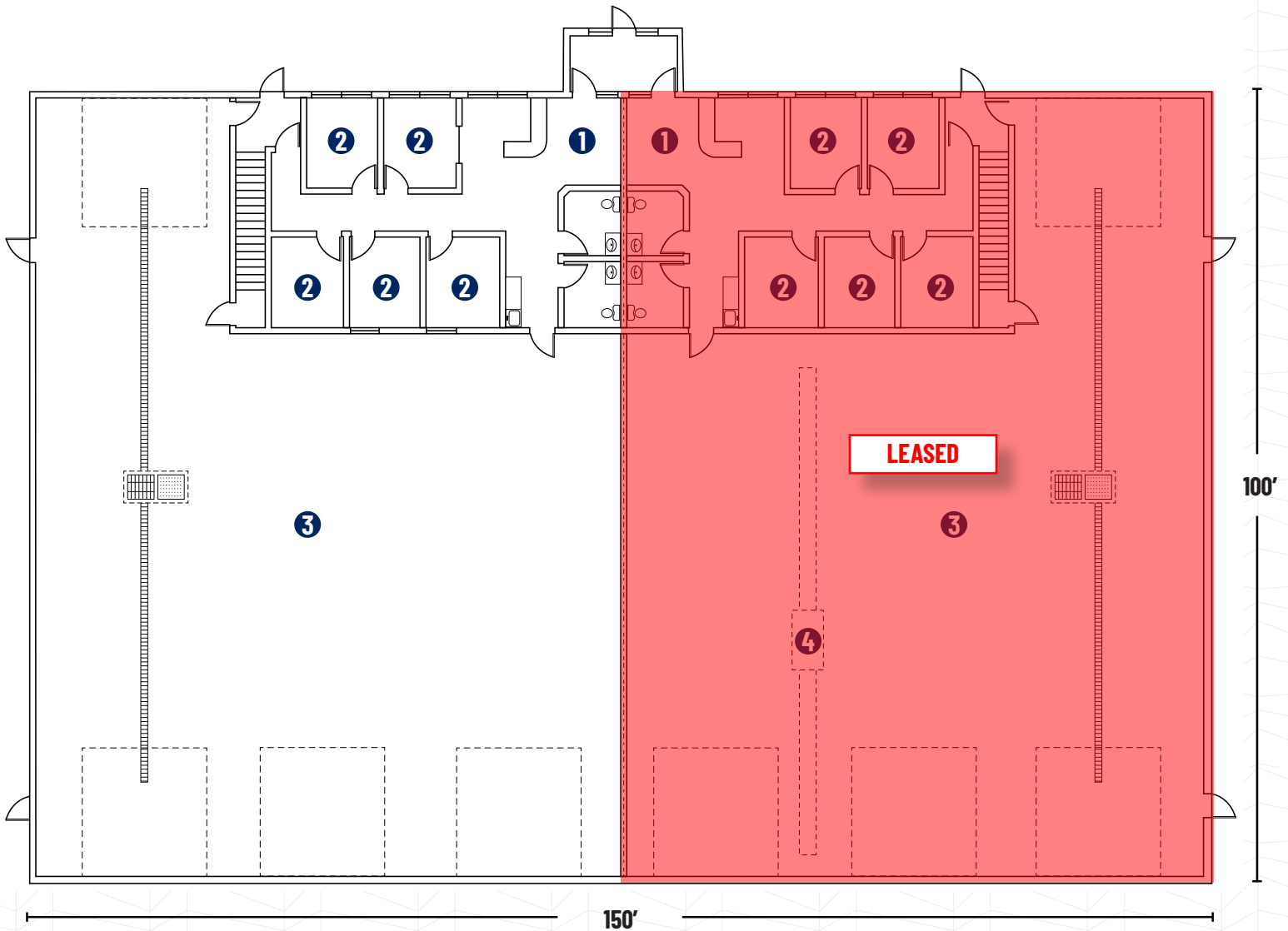
- › Open Reception/Waiting Areas
- › Multiple Sized Private Offices
- › Boardroom
- › Training Room
- › Kitchenettes
- › Washrooms



# Main Floor Plan

- 1 Reception/Waiting Area
- 2 Offices

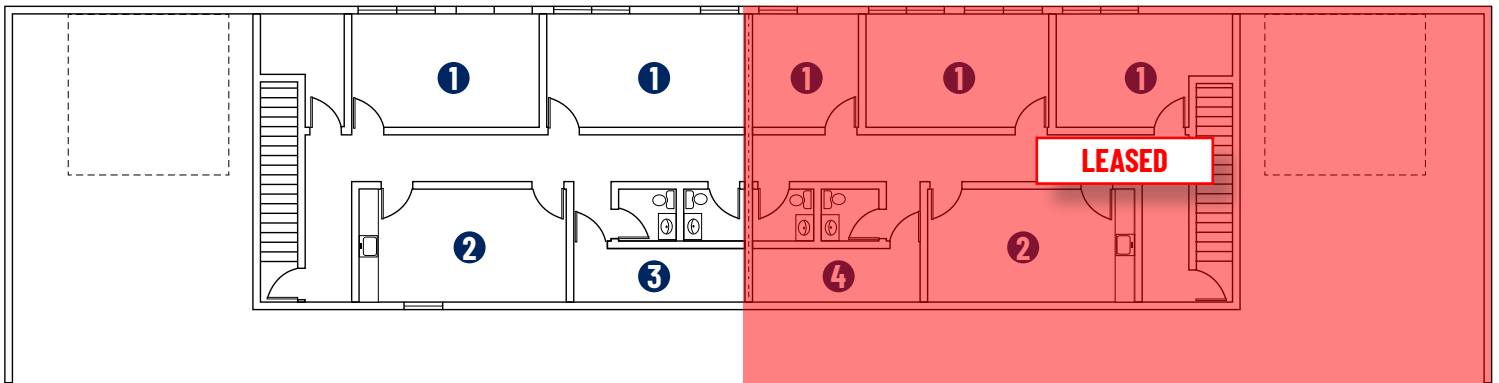
- 3 Shop Area
- 4 5-Ton Crane



# Second Floor Plan



- 1 Offices
- 2 Boardroom/Training Room
- 3 Mechanical Room
- 4 Roof Access Hatch







EDGAR INDUSTRIAL PARK



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