

# FOR SALE/LEASE

70 QUEENS DRIVE  
RED DEER, AB



**SALOMONS**  
COMMERCIAL

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## About the Property

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Excellent opportunity to own or lease this 22,400 sf freestanding building on 2.43 acres. Built in 2013, the recently renovated office area (2,900 sf) is well proportioned with a large reception area, four offices, two washrooms including a shower and a small meeting room.

The shop area is 160' deep with five drive thru bays and six (6) 14'x16', four (4) 16'x16' and one (1) 16'x20' O/H doors, radiant heat, high bay T5 lighting, trench sumps, 400amp/600v power, parts room and has a sprinkler system throughout. A second floor mezzanine is wide open but could be developed for more office if needed.

Yard area has two points of access from Queens Drive and 79th Street. Security system and cameras in place. Power upgrades have been bought onto the property allowing for increased voltage to the property for 21 kilovolts of additional power.

### LEGAL DESCRIPTION

Plan 1222850, Block 3, Lot 4

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### SITE SIZE

2.43 Acres

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### BUILDING SIZE

22,400 SF

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### LOCATION

Queens Business Park

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### ZONING

I1 - Light Industrial

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### SALE PRICE

\$4,500,000.00 (\$200/sf)

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### LEASE RATE

\$14.00 PSF

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### ADDITIONAL RENT

\$4.50 PSF

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### POSSESSION

Immediate



## Building Details

### BUILDING SIZE

22,400 SF + 2nd Floor Office Undeveloped  
(+/- 2,175 sf)

### LOADING

(4) 16'x16' O/H Doors  
(6) 14'x16' O/H Doors  
(1) 14'x20' O/H Door  
(5) Drive thru bays

### YEAR BUILT

2013

### HVAC

Radiant

### LIGHTING

Hi-Bay T-5

### CEILING HEIGHT

24'

### POWER

400A/600V; 3 Phase  
(21KV power upgrade recently completed)

### PROPERTY TAXES (2025)

\$77,192 (2025)

### DRAINAGE

Trench and compartment sumps

### YARD

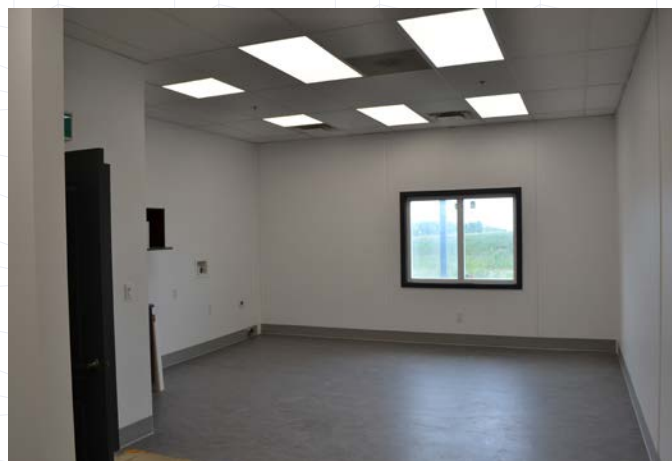
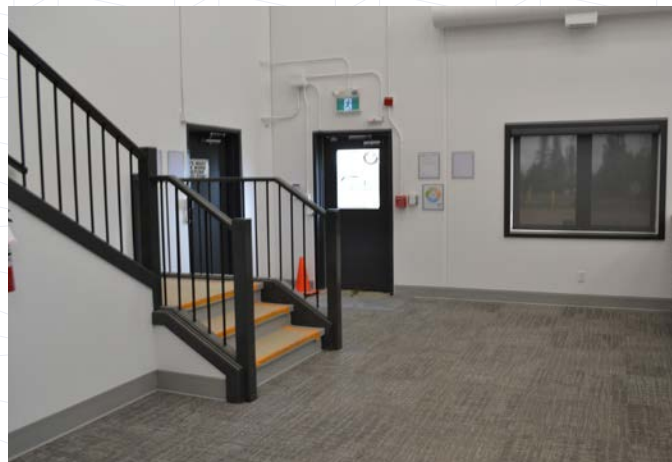
Fully graveled with two access points

### OFFICE

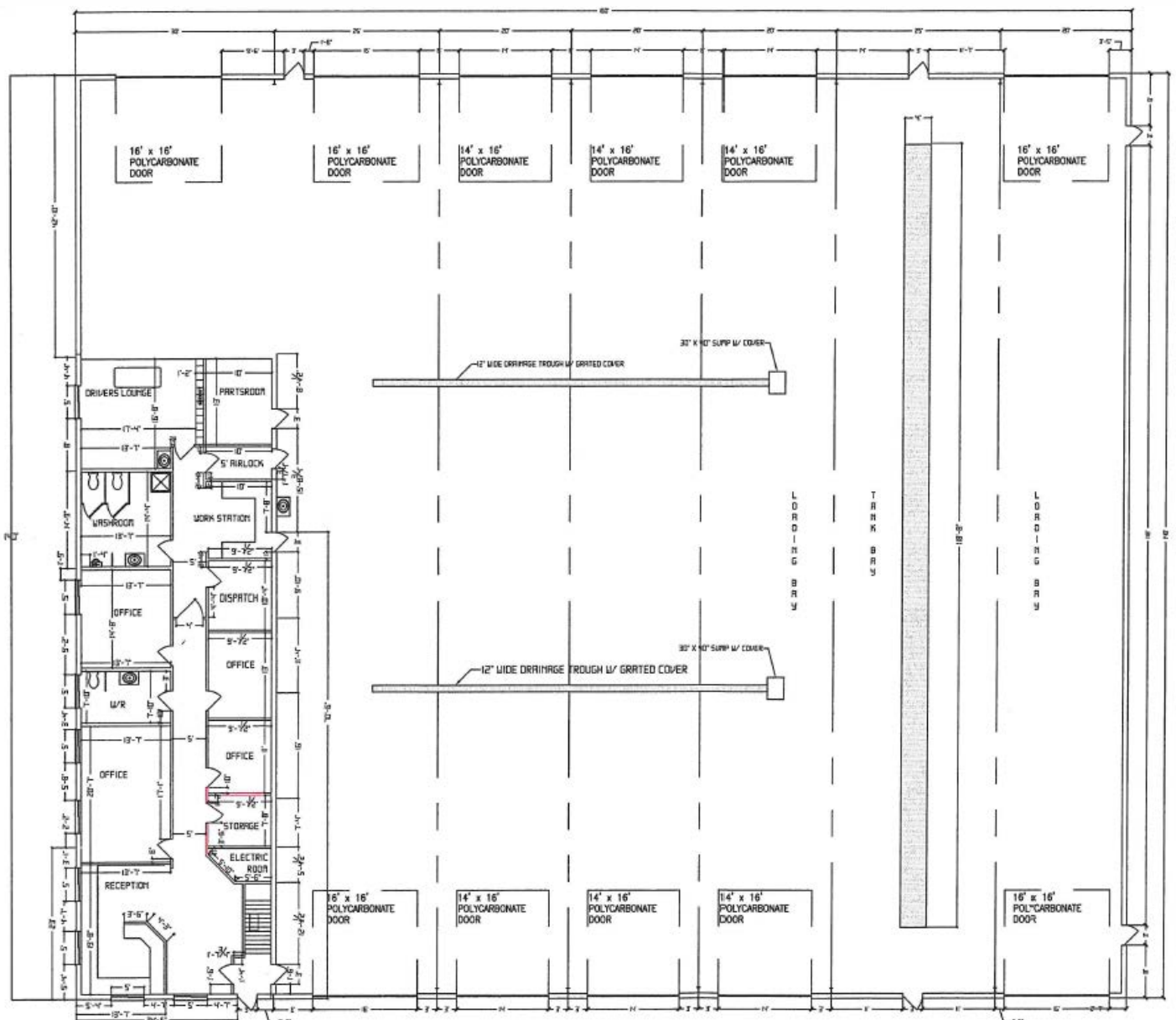
- › Large reception area
- › Four offices just off reception & shop access
- › (2) Washrooms - 1 with shower
- › Open work area
- › Break/meeting room
- › 2nd floor mezzanine undeveloped (2,100 sf)
- › Recently renovated
- › Storage Mezzanine

### SHOP

- › Approx. 20,000 sf with 140' depth
- › Heavy power
- › Parts area
- › Sprinkler System
- › Wash bay
- › Drive thru bays



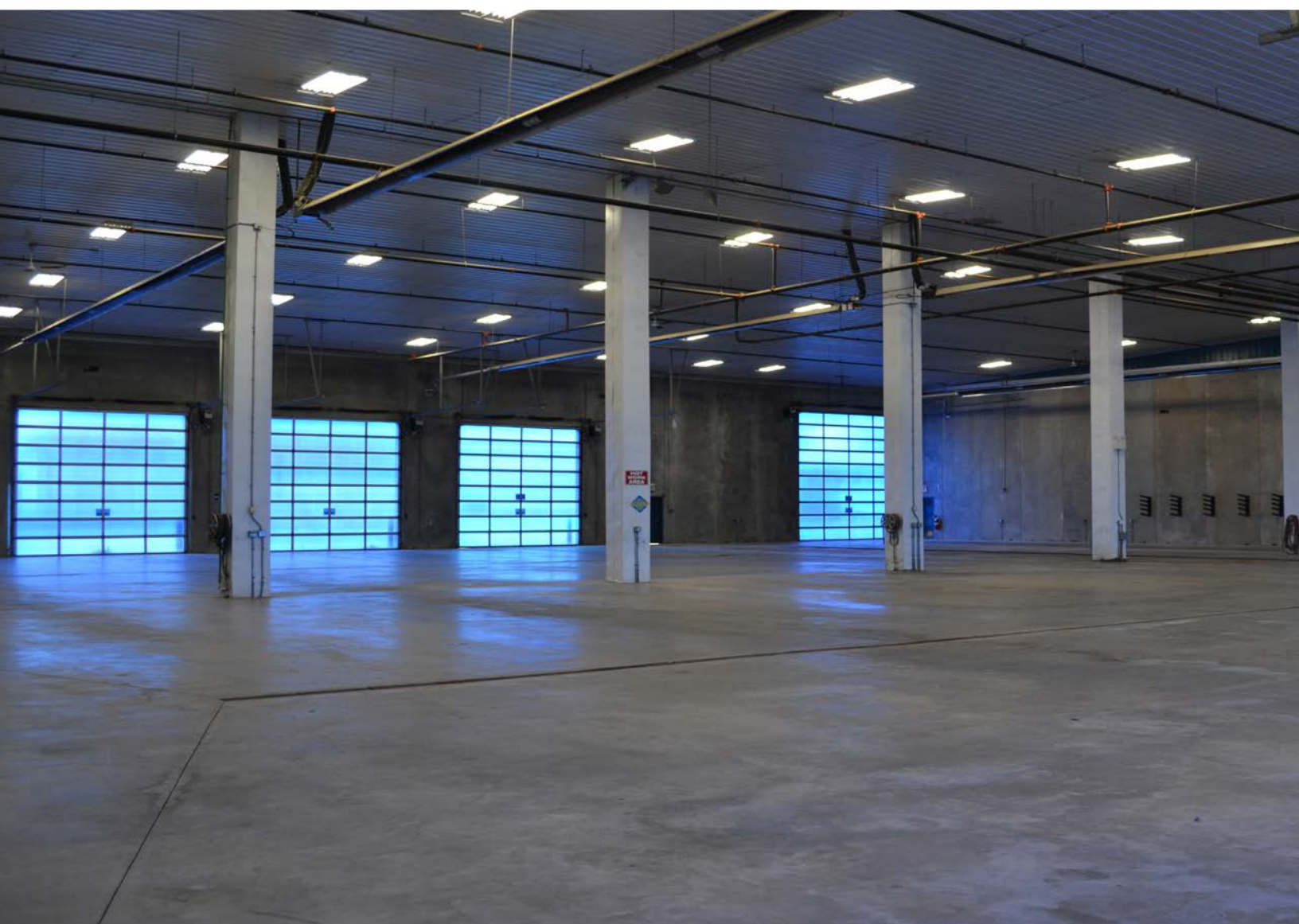
## Floor Plan















## Central Alberta's Ambassador for Commercial Real Estate



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