

FOR SALE

**PIPER CREEK BUSINESS PARK
RED DEER COUNTY, AB**



About the Property

Discover the epitome of commercial opportunity at Piper Creek Business Park, where fully serviced bare commercial lots await your entrepreneurial vision. Each lot is meticulously prepared with utilities extending right to the property line, eliminating the hassle of infrastructure development. With seamless access from Highway 2 (QEII), transportation to and from your business hub is effortless, ensuring maximum connectivity for your operations.

The land boasts optimal grading, providing a solid foundation for construction projects of any scale. What sets Piper Creek apart is its commitment to preserving the natural habitat and verdant treed areas surrounding the development, offering a harmonious blend of modern commerce and environmental stewardship.

Nestled in a picturesque locale close to the city, this business park offers an idyllic setting for your enterprise to thrive. Whether you seek a small footprint or expansive grounds, the opportunity to secure your ideal lot size is rare and unique.

Future development plans include a main access road linking Willow Street to Petrolia south, facilitating easy navigation to Energy Business Park and Gasoline Alley East. All lots are zoned BSI (Business Service Industrial), providing the flexibility to realize a diverse range of commercial ventures. Don't miss your chance to be part of this vibrant business community – seize the opportunity at Piper Creek Business Park today.

LEGAL DESCRIPTION

Plan 0829620, Block 4, Lot 6
Plan 1821068, Block 2, Lot 1
Plan 1523828, Block 2, Lot 1
Plan 1523828, Block 1, Lot 3

LOT SIZES

1.37 Acres - 3.31 Acres

LOCATION

Piper Creek Business Park

ZONING

BSI - Business Service Industrial

SALE PRICE

Starting at \$445,250

POSSESSION

Immediate

**PIPER CREEK
BUSINESS PARK**

Piper Creek Business Park



Ref	Address	Legal Description	Lot Size	Price/Acre	Lot Price
1	248 Spruce Street	Plan 0829620 Block 4 Lot 6	2.55 Acres	\$289,215	\$737,500
2	No Municipal Address	Plan 1821068 Block 2 Lot 1	1.37 Acres	\$325,000	\$445,250
3	No Municipal Address	Plan 1523828 Block 2 Lot 1	1.51 Acres	\$295,000	\$445,450
4	No Municipal Address	Plan 1523828 Block 1 Lot 3	3.31 Acres	\$295,000	\$976,450

OPEL HIGHWAY



LARCH CLOSE

SPRUCE STREET



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