



**SALOMONS**  
COMMERCIAL

# FOR SALE

HIGHWAY 11A

QUEENS BUSINESS PARK  
Red Deer, AB

QUEEN ELIZABETH II HIGHWAY



**SALOMONS**  
COMMERCIAL

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# QUEENS BUSINESS PARK

Red Deer's latest industrial park, conveniently situated on Queens Drive and 75th Avenue. Multiple access points into the park create quick access to major transport routes, Highway 11A and QEII. Various customizable lot sizes available for any businesses needs.

All lots are serviced with :

- › Municipal water;
- › Sanitary and Storm Sewers;
- › Gas;
- › Power;
- › Curb and Gutter;
- › Pre-installed oil grit separators.

## PROPERTY DETAILS



### Location

Queens Business Park



### Possession

Negotiable



### Site Size

1.71 Acres - 10.47 Acres



### Zoning

I1 - Light Industrial;  
I2 - Heavy Industrial;  
Eco-Industrial  
C4 - Commercial District



**QUEENS  
BUSINESS PARK**

Click [here](#) to find out more information about Queens Business Park

# AVAILABLE LOTS



## ZONING DISTRICTS

- I1 Industrial (Business Service) District
- I2 Industrial (Heavy Industrial) District
- Eco Industrial Park Overlay District
- C4 Commercial (Major Arterial) District

# I1 INDUSTRIAL (BUSINESS SERVICE) DISTRICT



## I1 INDUSTRIAL ZONING

### Permitted Uses:

- > Accessory buildings or uses excluding sales subject to section 3.5.
- > Accessory sales related to manufacturing, processing, and/or distribution of any article.
- > Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
- > Building Sign; and
- > Freestanding Sign.
- > Industrial support services.
- > Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
- > Service stations.
- > Warehousing.
- > Outdoor storage

**\$290,000 PER ACRE**

Label	Legal Description	Lot Size (Acres)
S1	Plan 1822750; Block 7; Lot 5	4.15
S5	Plan 1822750; Block 7; Lot 7	3.66
*S9	Plan 1420488; Block 5; Lot 1	+/- 1.00
*S10	Plan 1420488; Block 5; Lot 2	+/- 1.00
*S11	Plan 1420488; Block 5; Lot 2	<b>Pending</b>
S33	Plan 1423585; Block 6; Lot 4	1.91

*\*Currently a 7.09 acre parcel, lots to be subdivided. Lot sizes to be confirmed at a further date.*



ECO INDUSTRIAL PARK OVERLAY DISTRICT



**\$280,000 PER ACRE**

Label	Legal Description	Lot Size (Acres)
S23	Plan 1921454; Block 8; Lot 8	3.43
*S25	Plan 1420488; Block 8; Lot 1	2.79
*S26	Plan 1420488; Block 8; Lot 1	2.40
*S27	Plan 1420488; Block 8; Lot 1	1.71

*\*Current size on title is 6.89 Acres (outlined in black), can be subdivided into individual lots as shown in the table.*



Label	Legal Description	Lot Size (Acres)
*S34	Plan 1420488; Block 6; Lot 1	1.76
*S35	Plan 1420488; Block 6; Lot 1	2.20

*\*Current size on title is 3.96 Acres (outlined in black), can be subdivided into individual lots as shown in the table.*

**ECO INDUSTRIAL ZONING**

**Permitted Uses:**

- > Accessory buildings or uses excluding sales subject to section 3.5.
- > Accessory sales related to manufacturing, processing, and/or distribution of any article.
- > Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time.
- > Building Sign; and
- > Freestanding Sign.
- > Industrial support services.
- > Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.
- > Service stations.
- > Warehousing.
- > Outdoor storage

*\*For about Eco Industrial Zoning click [here](#).*

I2 INDUSTRIAL (HEAVY INDUSTRIAL) DISTRICT



**\$290,000 PER ACRE**

**I2 INDUSTRIAL ZONING**

**Permitted Uses:**

- › All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services.

Label	Legal Description	Lot Size (Acres)
*S12	Plan 1524511; Block 9; Lot 8	2.92
*S13	Plan 1420488; Block 9; Lot 1	2.16
*S18	Plan 1420488; Block 9; Lot 1	2.92
*S19	Plan 1420488; Block 9; Lot 1	2.47
S21	Plan 1420488; Block 9; Lot 1	2.47

*\*Total approx available size is 10.47 acres, outlined in black.*

C4 COMMERCIAL (MAJOR ARTERIAL) DISTRICT



**C4 COMMERCIAL ZONING**

**Permitted Uses:**

- › Commercial recreation facility.
- › Commercial service facility.
- › Merchandise Sales and/or Rentals Restaurant.
- › Service and repair of goods traded in the C4 District.
- › Office

**\$450,000 PER ACRE**

Label	Legal Description	Lot Size (Acres)
S7	Plan 1123763; Block 1; Lot 6	4.79

# Central Alberta's Ambassador for Commercial Real Estate



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