

FOR SALE

±14,350 Sq. Ft. on
±6.41 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



INVESTMENT SALE

95 Poplar Street, Red Deer, AB

HEAVY POWER INDUSTRIAL WAREHOUSE

Property Highlights

- 5-ton crane
- 800 AMPs, 3 Phase
- Makeup-air, Hotsy System
- Wash Bay, trench drains
- Fenced secured yard
- Two 5-year renewal options to extend
- In proximity to Q.E. II and Gasoline Alley
- 5-Year WALT
- \$215,250 NOI with escalation's year over year



587.802.5253



www.lizotterealestate.com



#221 4922, 49 Street
Red Deer, AB | T4N1V3

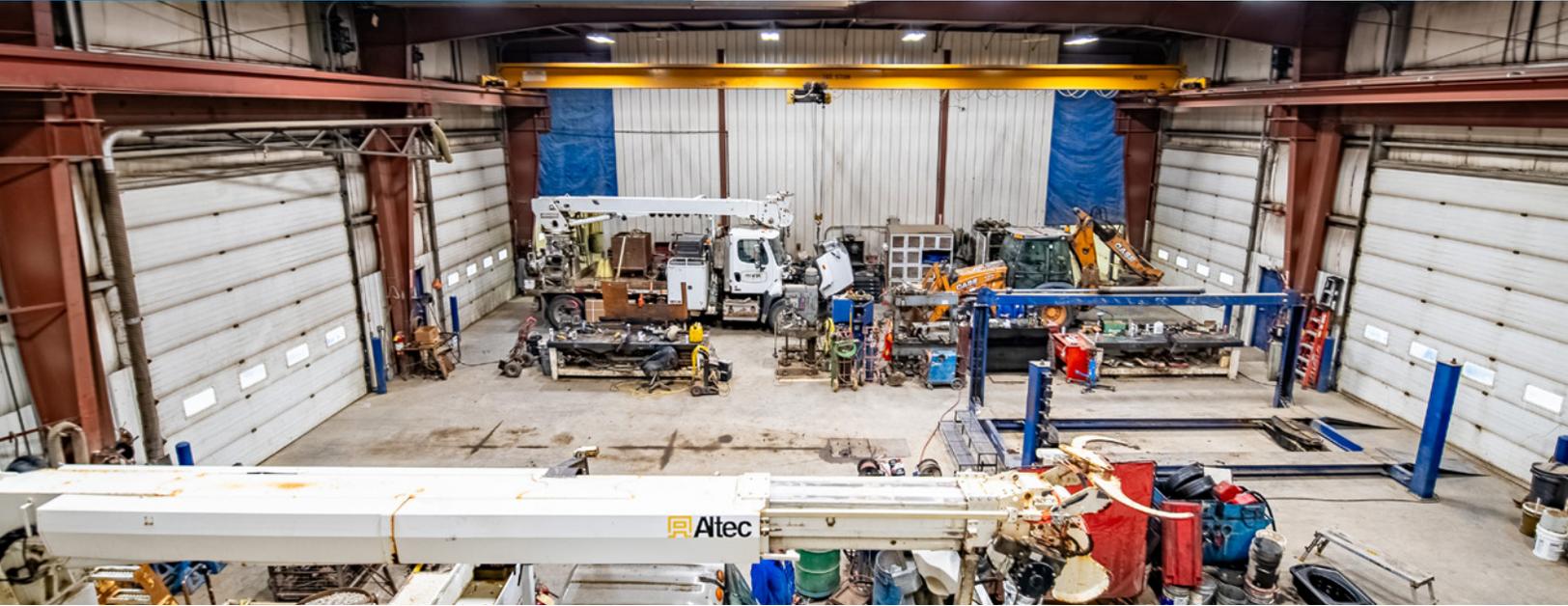


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FOR SALE

Heavy Power Industrial Warehouse

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Heavy Power Industrial Warehouse

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Property Information

Municipal Address: 95 Poplar Street, Red Deer, AB

Legal Address: Plan 8120443 Lot 8,9 Block 2

Building Size: 14,350 Sq. Ft. (+/-)

Mezzanine: 2,000 Sq. Ft. (+/-)

Lot Size: 6.41 Acres (+/-)

Zoning: BSI

Parking: Surface Parking

Power: 800 Amps, 3 Phase

Ceiling Height: 20'

Loading: (4) Drive-thru 16'x14' | (1) 12'x12'

Possession: January 31st, 2026

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Purchase Price: \$3,699,000.00

Taxes: \$53,563.92 (2025)

Contact

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