

103B, 303 Larch Close  
Rural Red Deer County, Alberta

MLS # A2280564

**\$275,000**



**Division:** Piper Creek Business Park  
**Type:** Industrial  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,516 sq.ft.  
**Zoning:** BSI

**Heating:** Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Located one block south of Westerner Park in Red Deer's established Piper Creek Business Park, with quick access to Spruce Street, Gasoline Alley East, and the QEII Highway. The unit features a 25' x 60' shop bay, 12' x 14' power remote overhead door, washroom, and ceiling heights from 16' at the front to 18' at the rear. The complex is paved and includes two designated parking stalls directly in front of the unit, with additional common parking available. 100 amp, 3-phase power, exterior video surveillance, five interior surveillance cameras with DVR and monitor, remote door sensors, and remote smoke detectors. A rear privacy deck provides additional functional space. Low monthly condo fees of \$223.00 include gas for the unit heater for your convenience. Well positioned in a high demand industrial corridor, this property is ideal for light industrial, service, or trades based operations.