\$2,749,000 - 101, 312 Energy Way, Rural Red Deer County

MLS® #A2102000

\$2,749,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Energy Business Park, Rural Red Deer County, Alberta

Judicial Listing: Prime Industrial Property Opportunity A remarkable investment opportunity presents itself with this impressive 24,642 square foot building, strategically located on 3.32 acres of land just off the East side of the QEII highway, accessible via the Gasoline Alley exit in Energy Park. Built in 2016, this property sets itself apart with its innovative construction, utilizing Structural Insulated Panels (SIPs) designed for energy efficiency, resulting in substantial savings in heating and cooling costs, as well as exceptional strength and durability capable of withstanding extreme weather conditions. The property boasts nine rear overhead doors, a separate mezzanine with two offices, a staff room, and a washroom. The primary shop area offers 21,702 square feet of rentable floor space, complemented by a partition wall creating an additional 2,639 square feet of versatile usage. Designed for low maintenance, it features radiant heating, 200-amp power supply, and complete paving around the property, along with separate fenced 14x14' storage yards on the North side. This is a unique opportunity to acquire a cutting-edge industrial property offering not only a state-of-the-art facility but also substantial cost savings and durability. Whether you're expanding your business, starting a new venture, or seeking a secure







investment, this judicial listing provides unmatched potential. Act promptly to secure your interest in this outstanding property.

Built in 2016

Essential Information

MLS® # A2102000 Price \$2,749,000

Bathrooms 0.00 Acres 0.00 Year Built 2016

Type Commercial
Sub-Type Industrial
Status Active

Community Information

Address 101, 312 Energy Way
Subdivision Energy Business Park
City Rural Red Deer County

County Red Deer County

Province Alberta
Postal Code T0M1R0

Interior

Heating Forced Air, Natural Gas

Additional Information

Date Listed January 29th, 2024

Days on Market 644 Zoning BSI

Listing Details

Listing Office Graham Realty Inc.

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