



SALOMONS
COMMERCIAL

FOR SALE

Queens Business Park

Red Deer, AB



SALOMONS
COMMERCIAL

#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
www.salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com



79 STREET

PROPERTY OVERVIEW

Position your business for growth in Queens Business Park, Red Deer's newest industrial business park. Located along the main arterial roadway of 75 Avenue and Queens Drive, the development offers a selection of Heavy and Light Industrial land parcels ranging from 1.71 acres to 10.47 acres, with the potential to subdivide select parcels into smaller lots to accommodate a variety of business requirements.

All lots are fully serviced and shovel-ready, providing access to municipal water, sanitary and storm sewers, natural gas, power, and curb and gutter. Pre-installed oil grit separators are also in place, helping streamline development and site planning.

The property offers convenient access to major transportation routes and provides businesses with access to a trade area of more than 2.5 million people. With customizable lot sizes and flexible development opportunities, Queens Business Park provides an excellent location for industrial, commercial, and service-oriented businesses looking to establish or expand their operations in Red Deer.

PROPERTY DETAILS

LOCATION

Queens Business Park

SITE SIZES

1.71 Acres - 10.47 Acres

ZONING

I1 - Industrial Business Service
I2 - Heavy Industrial

POSSESSION

Immediate



I1 Industrial (Business Service) District

PERMITTED USES

- Above-Ground Storage Tanks for motor fuel products, but not more than 2 separate 500L tanks
- Accessory building
- Business Support Services
- Communication Facility
- General Contractor Services
- General Contractor Services
- Industrial Operations
- Industrial or Commercial Training Facility
- Lease Bay Building
- Manufactured Home Sales

Label	Legal Description	Lot Size (Acres)	Price (\$280,000/acre)
S23	Plan 1921454; Block 8; Lot 8	3.43	\$960,400
*S25	Plan 1420488; Block 8; Lot 1	2.79	\$781,200
*S26	Plan 1420488; Block 8; Lot 1	2.40	\$672,000
*S27	Plan 1420488; Block 8; Lot 1	1.71	\$478,800
<i>Current size on title is 6.89 acres, can be subdivided into individual lots.</i>			
*S34	Plan 1420488, Block 6, Lot 1	1.76	\$492,800
*S35	Plan 1420488, Block 6, Lot 1	2.20	\$616,000
<i>Current size on title is 3.96 acres, can be subdivided into individual lots.</i>			



I1 Industrial (Business Service) District Cont.

PERMITTED USES

- Motor Vehicle Services, Sales or Repair, excluding the sale of motor vehicles
- Oilfield Support Services
- Outdoor Storage
- Recycling Depot
- Restaurant
- Self Storage Facility
- Service Station
- Supporting Sales
- Transportation Services
- Warehouse

Label	Legal Description	Lot Size (Acres)	Price (\$290,000/acre)
S1	Plan 1822750; Block 7; Lot 5	4.15	\$1,203,500
S5	Plan 1822750; Block 7; Lot 7	3.66	\$1,061,400
*S9	Plan 2421640; Block 5; Lot 4	1.67	\$484,300 (approx.)
*S10	Plan 2421640; Block 5; Lot 4	1.67	\$484,300 (approx.)
<i>Current size on title is 3.34 acres approx., can be subdivided into two individual lots as shown in the table.</i>			
S33	Plan 1423585; Block 6; Lot 4	1.91	\$553,900



I2 (Heavy Industrial) Zoning

PERMITTED USES

- Above-Ground Storage Tanks for motor fuel products, but not more than 2 separate 500L tanks
- Accessory building
- Communication Facility
- Data Processing Centre
- General Contractor Services
- Industrial Operations
- Lease Bay Building
- Manufactured Home Sales
- Motor Vehicle Services, Sales or Repair, excluding the sale of motor vehicles
- Oilfield Support Services
- Outdoor Storage
- Recycling Depot
- Service Station
- Supporting Sales
- Transportation Service
- Warehouse

Label	Legal Description	Lot Size (Acres)	Price (\$290,000/acre)
*S12	Plan 1524511; Block 9; Lot 8	2.92	\$846,800
*S13	Plan 1420488; Block 9; Lot 1	2.16	\$626,400
*S18	Plan 1420488; Block 9; Lot 1	2.92	\$846,800
*S19	Plan 1420488; Block 9; Lot 1	2.47	\$716,300
Current size on title is 10.47 acres, can be subdivided into individual lots.			
S21	Pln 1420488, Block 9, Lot 1	2.47	\$716,300

Central Alberta's Ambassador for Commercial Real Estate



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Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Mike Williamson
Listing Agent
403.314.6189
mike@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

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