

\$3,375,000 - 101, 312 Energy Way, Rural Red Deer County

MLS® #A2102000

\$3,375,000

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	\$3,375,000
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	433
Zoning	BSI

Listing Details

Listing Office	Graham Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.