



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**On 75 Avenue
Red Deer, Alberta**

MLS # A1066530



\$2,155,500

Division: Queens Business Park

Lot Size: 4.79 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C4 Commercial (Major Arte

Water: -

Sewer: -

Utilities: -

Located in the Queens Business Park, situated in northwest Red Deer. This area is home to a number of well-established businesses, and was designed to accommodate the widest variety of ventures through its designation of 4 different zonings. The subject property is the sole C4 Commercial (Major Arterial) District lot, however may have the potential to be subdivided. This a prime lot, bordered by 3 roadways and close access to Highway 11A. The businesses which can go here are what would typically be found on Gaetz Ave. It is rare to have this opportunity, and is unique to this business park. Fully serviced and ready for construction! Priced very low per square foot (or per acre) when compared to other commercial zoned properties around the City.