



For Sale

Queens Business Park

70 Queens Drive | Red Deer, AB

Judicial Sale | Red Deer

- Highly functional 22,400 SF freestanding shop on 2.43 acre site
- Tilt-up concrete construction
- Corner site with multiple access/egress points

For more information contact:

Kent Simpson

Vice President
780 203 0425
Kent.Simpson@jll.com

Adam Kilburn

Senior Vice President
780 328 2584
Adam.Kilburn@jll.com

Bronwyn Scrivens

Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Andrew Simpson

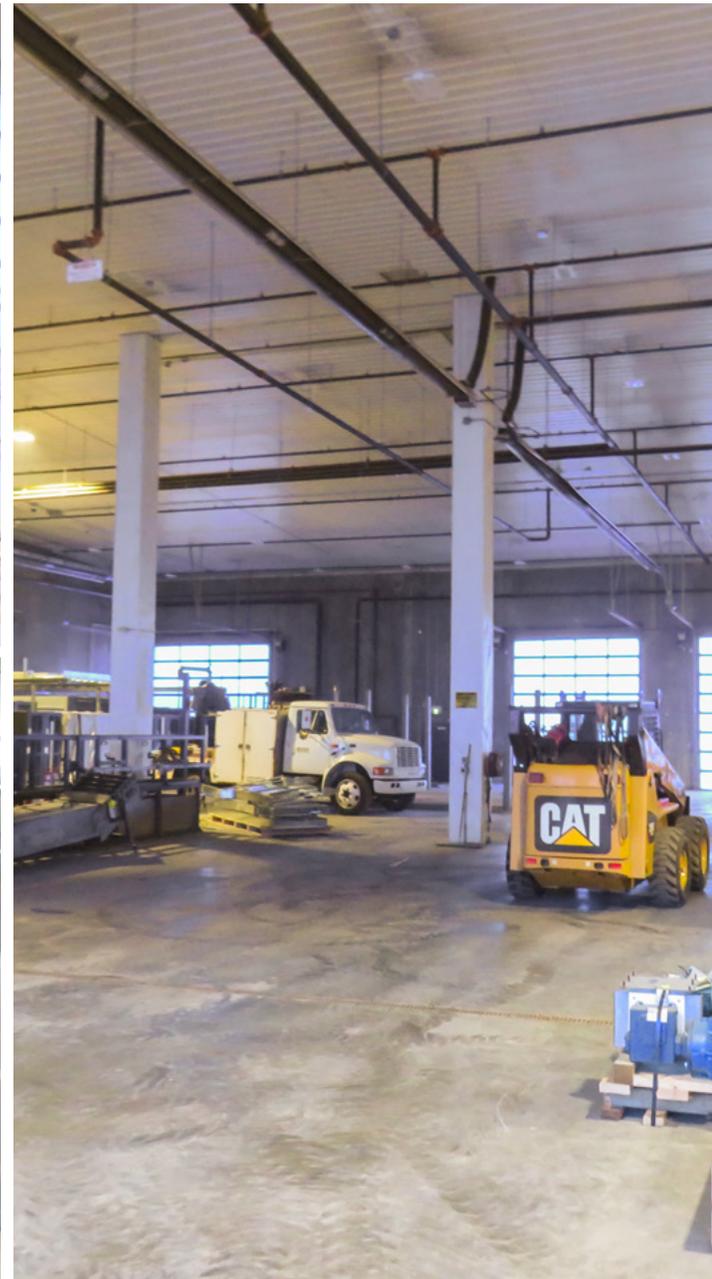
Senior Vice President
780 328 2579
Andrew.Simpson@jll.com



Property Details

Municipal Address	70 Queens Drive
Market	Queens Business Park
Legal Description	Plan 1222850, Block 3, Lot 4
Zoning	Light Industrial
Building Size SF	22,400 (plus 2,175 mezzanine)
Site Size	2.43 Acres
Site Coverage Ratio	21.16%
Year Built	2013
Building Depth	140'
Power	400A/600V; 3 Phase (TBC by Purchaser)
Ceiling Height	24'

Heating	Radiant tube in shop
Lighting	Hi-Bay T-5
Sprinklered	Yes
Loading	(4) 16'x16' O/H Doors (6) 14'x16' O/H Doors (1) 14'x20' O/H Door (5) Drive thru bays
Yard	Fully graveled with two access points
Property Tax (2025)	\$77,192
Sale Price	\$4,255,000.00
Sale Price (PSF)	\$189.96



Property Highlights

The Property is being offered for sale through a court appointed judicial sale process.

Prime opportunity to acquire this strategically designed 2013 facility. The refreshed office suite (2,900 SF) includes an expansive reception area, four executive offices, dual restrooms with shower, and conference room. The 19,500 SF warehouse features 140-foot depth with seamless flow-through operations via eleven bay doors (six 14'x16', four 16'x16', one 14'x20'). Infrastructure includes radiant heating, high-bay T5 lighting, integrated drainage trenches, parts storage, building-wide fire suppression, and a second-level mezzanine for future office expansion or storage as required.

Engineered for demanding operations with 400amp/600v (TBC) electrical service. Dual access via Queens Drive and 79th Street provides versatile ingress/egress. Well-suited for fleet maintenance, industrial services, logistics operations, or trades requiring heavy power loads and multi-bay access.

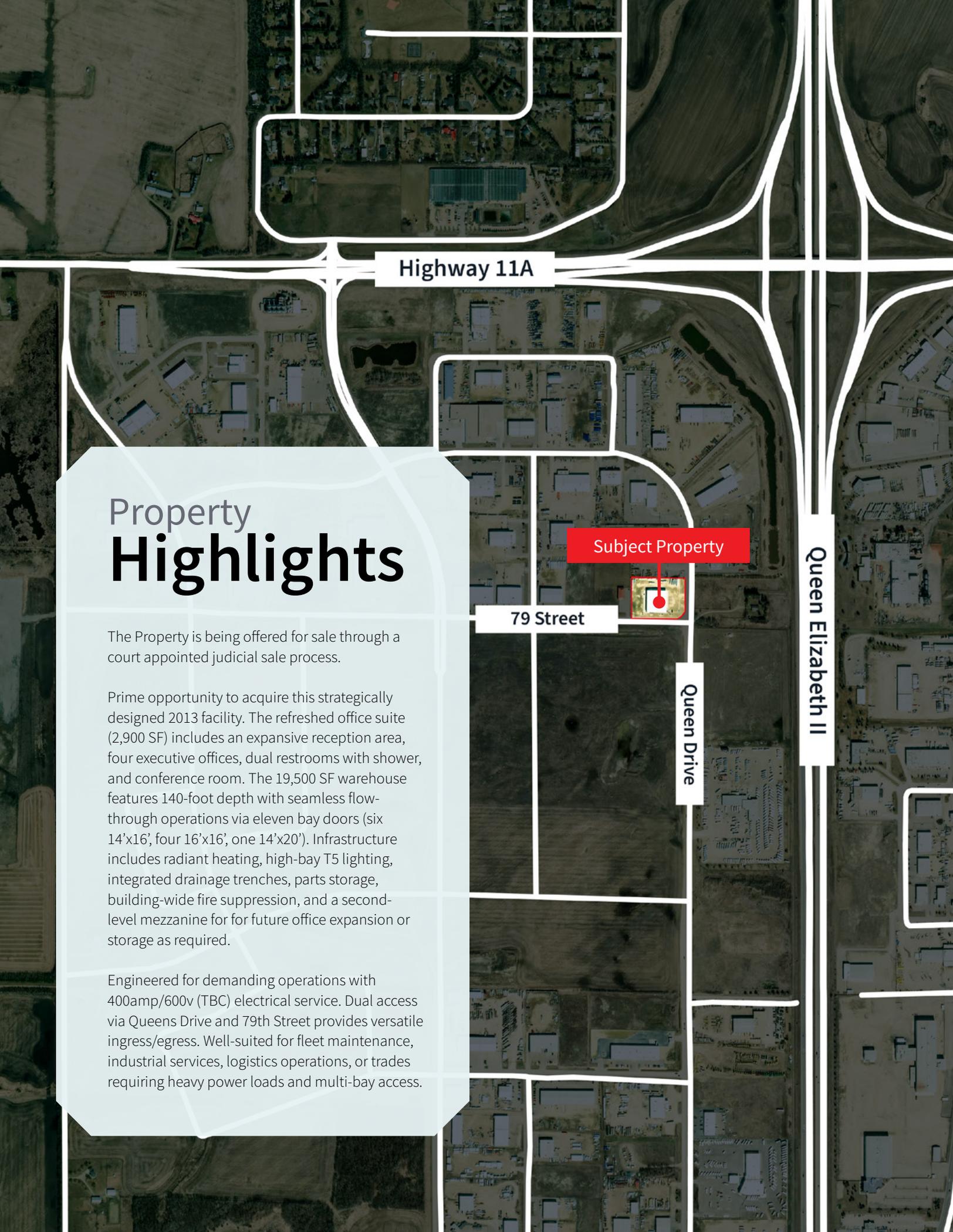
Highway 11A

Subject Property

79 Street

Queen Drive

Queen Elizabeth II



Darryl McGavigan
Executive Vice President
780 328 0064
Darryl.McGavigan@jll.com

Adam Butler
Executive Vice President
780 328 0065
Adam.Butler@jll.com

Bronwyn Scrivens
Vice President, SIOR
780 807 4564
Bronwyn.Scrivens@jll.com

Kent Simpson
Vice President
780 203 0425
Kent.Simpson@jll.com

Mackenzie York
Associate Vice President
780 920 8463
Mackenzie.York@jll.com

Adam Kilburn
Senior Vice President | Capital Markets
780 328 2584
Adam.Kilburn@jll.com

JLL Edmonton Industrial | National Bank Centre - 3560, 10180 101 Street NW, Edmonton, AB, T5J 3S4

DISCLAIMER: ©2026 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Jones Lang LaSalle Real Estate Services, Inc.

