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## 295 BURNT PARK DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
30051

**MLS ID:**  
A2205463

**\$9.50**



 **MICHELLE PLACH**  
 (780) 965-4662

 Honestdoor Inc.  
 780-965-4662

 295 Burnt Park Drive , Rural Red Deer County , Alberta T4S 2L4

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 90	<b>Lease Amount</b> 9.50
<b>Lease Frequency</b> Annually	<b>Zoning</b> BSI	<b>Subdivision</b> Burnt Lake Indust. Park
<b>Nearest Town</b> Red Deer County	<b>Building Type</b> Free-Standing	<b>Year Built</b> 1999
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0222967	<b>Building Area (Sq. Ft.)</b> 12800.00	<b>Building Area (Sq. M.)</b> 1189.15
<b>Inclusions</b> Call seller directly	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

Click brochure link for more details. For LEASE Commercial, Retail, Industrial Multi-Use Building 12,800 SF on 2.26 to 4.52 Acres in Red Deer, Alberta. HIGH signage visibility, building and freestanding advertising. Offers convenient and easy access to/ from Hwy 2. Mixed-use property consisting of approximately 40% Showroom, 30% Office and 30% Warehouse Space. Bays feature high-efficiency radiant heating, upgraded HVAC & AMP lighting. Fully developed attractive showroom space with attached individual offices, parts counter and kitchen area. Well-lit property and parking lot. Building Features: ~ Superb visual to showcase business name and logo. ~ Large attractive showroom area with attached offices including bay door access. ~ Optional outdoor concrete display area. ~ 6 additional bay doors with drive through capability. ~ 8 +/- offices ~ Upgraded HVAC and power systems ~ Pylon sign available. ~ Excellent exposure and easy access from/to Highway 2 ~ Site area 2.26 acres with 70% asphalt coverage ~ Additional 2.26 acres available for a total of 4.52

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