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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**

 Honestdoor Inc.
 780-965-4662

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

Transaction Type For Lease	Days On Market 393	Lease Amount 9.50
Lease Frequency Annually	Zoning BSI	Subdivision Burnt Lake Indust. Park
Nearest Town Red Deer County	Building Type Free-Standing	Year Built 1999
Structure Type Retail	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0222967	Building Area (Sq. Ft.) 12800.00	Building Area (Sq. M.) 1189.15
Lot Size (Sq. Ft.) 98445	Lot Size (Acres) 2.26	Access to Property Paved Road, Visual Exposure
Inclusions Call seller directly	Restrictions Call Lister	Reports 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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