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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

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Honestdoor Inc.

**2** 780-965-4662

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

Transaction Type Days On Market Lease Amount

For Lease 214 9.50

Lease Frequency Zoning Subdivision

Annually BSI Burnt Lake Indust. Park

Nearest TownBuilding TypeYear BuiltRed Deer CountyFree-Standing1999

Structure Type Property Type Property Sub Type

Retail Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0222967 12800.00 1189.15

Lot Size (Sq. Ft.) Lot Size (Acres) Access to Property

98445 2.26 Paved Road, Visual Exposure

InclusionsRestrictionsReportsCall seller directlyCall ListerCall 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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