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259 BURNT PARK DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Red Deer County, Alberta

Listing ID:

32299

MLS ID:

A2260282

\$4,100,000



 **CAMERON TOMALTY**
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 RE/MAX Commercial Properties
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 259 Burnt Park Drive , Rural Red Deer County , Alberta T4S 2L4

Transaction Type	Days On Market	Zoning
For Sale	124	BSI
Subdivision	Nearest Town	Year Built
Burnt Lake Indust. Park	Red Deer	2005
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0222967	20887.00	1940.45
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
146361	3.36	N/A
Restrictions	Reports	
None Known	Other Documents	

This well-maintained industrial building on 3.36 acres is available for sale. The building is 20,887 SF (footprint) with a 4,000 SF ± fully developed mezzanine built-out for office use. There is a large reception/waiting area, multiple private offices, a boardroom, staff lunchroom, storage space, and washrooms on both floors. The shop is split into 3 separate areas with (9) drive-in bays including (6) 12' x 14' overhead doors and (3) 14' x 14' overhead doors, a wash bay, and the building is equipped with 800 AMP Phase 3 Power. There is a large fenced compound yard with ample paved parking available. Excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2. The property is also available for lease with the potential to demise the building for a long term, qualified tenant.

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