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

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