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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 A2260282

\$4,100,000



**△** CAMERON TOMALTY

**(403)** 350-0075

□ RE/MAX Commercial Properties

MLS ID:

**403-986-7777** 

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

**Transaction Type** 

For Sale

**Days On Market** 

63

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.)

Building Area (Sq. M.)

20887.00

1940.45

Lot Size (Sq. Ft.)

146361

Lot Size (Acres)

3.36

Inclusions

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  $\pm$  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)  $12' \times 14'$  overhead doors and (3)  $14' \times 14'$  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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