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## 259 BURNT PARK DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Rural Red Deer County, Alberta


**Listing ID:**  
32302

**MLS ID:**  
A2260358

**\$13**



 **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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Zoning</b> BSI
<b>Subdivision</b> Burnt Lake Indust. Park	<b>Nearest Town</b> Red Deer	<b>Year Built</b> 2005
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 0222967	<b>Building Area (Sq. Ft.)</b> 4500.00	<b>Building Area (Sq. M.)</b> 418.06
<b>Lot Size (Sq. Ft.)</b> 146361	<b>Lot Size (Acres)</b> 3.36	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

This well-maintained industrial building on 3.36 acres is available for lease. The building is 20,887 SF (footprint) and the potential to demise the building for a long term, qualified tenant. with 4,500 SF options up to 13,300 SF. 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 separate areas with up to (6) 12' x 14' overhead doors and the building is equipped with 800 AMP Phase 3 Power. There is a large fenced compound yard with ample paved parking available. The property offers excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2 Additional Rent is estimated at \$3.00 PSF for the 2025 budget year. The property is also available for sale, or can be leased as a whole.

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