

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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**
 (403) 350-0075

 RE/MAX Commercial Properties
 403-986-7777

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

| | | |
|--------------------------------|-------------------------------|---------------------------|
| Transaction Type | Days On Market | Lease Amount |
| For Lease | 138 | 13.00 |
| Lease Frequency | Zoning | Subdivision |
| Annually | BSI | Burnt Lake Indust. Park |
| Nearest Town | Year Built | Structure Type |
| Red Deer | 2005 | Industrial |
| Property Type | Property Sub Type | Legal Plan |
| Commercial | Industrial | 0222967 |
| Building Area (Sq. Ft.) | Building Area (Sq. M.) | Lot Size (Sq. Ft.) |
| 4500.00 | 418.06 | 146361 |
| Lot Size (Acres) | Inclusions | Restrictions |
| 3.36 | N/A | None Known |

Reports

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.