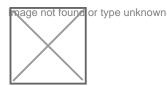


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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** 

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

**Transaction Type** 

For Lease

**Days On Market** 

1

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.)

4500.00

Building Area (Sq. M.)

418.06

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 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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