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B1 & B2, 53 BURNT PARK DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta


Listing ID:
32502


MLS ID:
A2263426

\$14



 **CAMERON TOMALTY**
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 RE/MAX Commercial Properties
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 B1 & B2, 53 Burnt Park Drive , Red Deer , Alberta T4P 0J7

Transaction Type For Lease	Days On Market 65	Lease Amount 14.00
Lease Frequency Annually	Zoning I-1	Subdivision East Burnt Lake
Year Built 2007	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 0823587	Building Area (Sq. Ft.) 4309.00
Building Area (Sq. M.) 400.32	Inclusions N/A	Restrictions None Known
Reports Other Documents		

Located in Burnt Lake Industrial Park, this 4,309 SF double unit features a reception area, five private offices, a staff lunchroom, and two washrooms (one of which is accessible from the shop). The shop is wide-open with (2) 16' x 16' overhead doors and a large storage mezzanine. There is 2,640 SF (88' x 30') of dedicated yard space behind the building and ample paved parking available directly in front. Additional Rent is \$6.09 per square foot for the 2025 budget year. This is an excellent location, with easy access to Highway 11 and Highway 2. The property is also available for sale.

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