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253 BURNT PARK DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Rural Red Deer County, Alberta

Listing ID:
32917

MLS ID:
A2271356

\$10



 **JEREMY MAKILA**
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 253 Burnt Park Drive , Rural Red Deer County , Alberta T4S 2L4

Transaction Type For Lease	Days On Market 21	Lease Amount 10.00
Lease Frequency Annually	Zoning BSI	Subdivision Burnt Lake Indust. Park
Nearest Town Red Deer	Year Built 2014	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1322443
Building Area (Sq. Ft.) 13736.00	Building Area (Sq. M.) 1276.11	Lot Size (Sq. Ft.) 218671
Lot Size (Acres) 5.02	Inclusions N/A	Restrictions None Known
Reports Other Documents		

Located in Burnt Lake Industrial Park, this 13,736 SF standalone building is available for lease. The building features 1,435 SF of office space including multiple offices and storage space. The shop is 12,300 SF with a double drive-thru wash bay and (9) overhead doors; (4) 18' x 12' and (5) 14' x 14', as well as a 1,435 SF mezzanine. The building is equipped with double compartment sumps and trench sumps, forced air and radiant heat, and the office area is air conditioned. The building sits on 5.02 acres, and the yard is a mix of gravel and pavement, fenced and is partially shared with the neighbouring tenant with dedicated yard space to the West of the building. Additional Rent is estimated at \$3.75 per square foot for the 2025 budget year. The property is also available for sale as a whole.

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