

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.

## 28045 TWP RD 384 FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
33730

**MLS ID:**  
A2281273

**\$2,590,000**



 **WESLEY GIESBRECHT**  
 (403) 350-5674

 Century 21 Advantage  
 403-346-0021

 28045 TWP RD 384 , Rural Red Deer County , Alberta T4E3E3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 43
<b>Zoning</b> BSI	<b>Subdivision</b> Burnt Lake Indust. Park	<b>Nearest Town</b> Red Deer
<b>Building Type</b> Commercial Mix,Home- Based,Manufacturing,Mixed Use,See Remarks	<b>Year Built</b> 1980	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 2420590
<b>Building Area (Sq. Ft.)</b> 13722.00	<b>Building Area (Sq. M.)</b> 1274.80	<b>Lot Size (Sq. Ft.)</b> 369388
<b>Lot Size (Acres)</b> 8.48	<b>Construction Type</b> Metal Frame,Metal Siding ,Mixed,See Remarks,Wood Frame	<b>Roof</b> Metal
<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air	<b>Heating</b> Central,Overhead Heater(s),Floor Furnace,Natural Gas,Radiant,See Remarks
<b>Lot Features</b> Farm,Landscaped,Paved,See Remarks,Yard Drainage,Yard Lights	<b>Commercial Amenities</b> Compacted Yard,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Outside Storage,See Remarks,Yard Drainage,Yard Lights	<b>Inclusions</b> Fridge, Stove, Dishwasher, Wahser & Dryer, water treatment system, R.O system, Central AC, blinds/ window coverings, garage opener & remote
<b>Restrictions</b> See Remarks	<b>Reports</b> Environmental Phase 1,Leases,RPR,Title	

8.48 Acres virtually in town, with income! A perfect Live/ work combo, with this 1412 sq ft, 5 bed, 2 Bi-level home, with 12'x26' single attached garage, COMPLETELY RENOVATED from windows/ roof, interior and baths, painted cupboards and more. Home yard space beautifully landscaped w/ mature trees, asphalt driveway, features a 36'x50' (1,800 sq ft) heated Quonset, attached to that is a 29'x50 (1450 sq ft)office space w/ two offices - perfect for that home-based operation, and toy/ tractor storage all with flexible BSI County zoning. An additional 60'x100' heated quonset with floor drains, mechanic set up - with smaller office/ bath (currently rented out at \$4,800/month gross) The expansive packed and gravelled Yard with around two acres of packed yard space, with Newly upgraded Power, Gravel and fencing for 21 energized parking stalls/ truck parking, fully leased on annual lease basis between \$150-\$200/stall (\$3,200/month gross) another 34'x90' heated tent-Quonset w/ gravel pad (rented at \$1000/month) . 40' sea-can included, along with over 3.5 acres of future development potential (currently a dirt bike track) which has endless potential. RV rental, sea-can storage yard, all big possibilities (subject to county approval) along with the \$9,000/month in gross income, and future possibilities for additional income, along with space to run your own business, makes this property a real winner. Well & septic service the entire property, and is located on one of Red Deer's busiest Industrial Corners, just off HWY 11A!

**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.