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## 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

**Transaction Type**

For Sale

**Title**

Fee Simple

**Zoning**

BSI

**Subdivision**

Burnt Lake Indust. Park

**Nearest Town**

Red Deer

**Building Type**

Commercial Mix,Home-Based,Manufacturing,Mixed Use,See Remarks

**Year Built**

1980

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

2420590

**Building Area (Sq. Ft.)**

13722.00

**Building Area (Sq. M.)**

1274.80

**Lot Size (Sq. Ft.)**

369388

**Lot Size (Acres)**

8.48

**Construction Type**

Metal Frame,Metal Siding ,Mixed,See Remarks,Wood Frame

**Roof**

Metal

**Foundation**

Poured Concrete

**Cooling**

Central Air

**Heating**

Central,Overhead Heater(s),Floor Furnace,Natural Gas,Radiant,See Remarks

**Lot Features**

Farm,Landscaped,Paved,See Remarks,Yard Drainage,Yard Lights

**Commercial Amenities**

Compacted Yard,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Outside Storage,See Remarks,Yard Drainage,Yard Lights

**Inclusions**

Fridge, Stove, Dishwasher, Wahser &amp; Dryer, water treatment system, R.O system, Central AC, blinds/ window coverings, garage opener &amp; remote

**Restrictions**

See Remarks

**Reports**

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!

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