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18 BURNT VALLEY AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Red Deer, Alberta

Listing ID:
33974


MLS ID:
A2285607

\$12



 **CAMERON TOMALTY**
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 18 Burnt Valley Avenue , Red Deer , Alberta T4P 0M5

Transaction Type For Lease	Days On Market 69	Lease Amount 12.00
Lease Frequency Annually	Zoning I-1	Subdivision East Burnt Lake
Year Built 2011	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1124530	Building Area (Sq. Ft.) 8740.00
Building Area (Sq. M.) 811.97	Lot Size (Sq. Ft.) 43560	Lot Size (Acres) 1.00
Inclusions N/A	Restrictions None Known	Reports Other Documents

This 8,740 SF standalone building on 1 acre is available for lease. The building features an open reception area/showroom, six offices, two washrooms, and a large shop with (2) 14' x 16' overhead doors that create a drive-thru bay, as well as a storage mezzanine. The yard is graveled and fully fenced with access from the East and North sides of the property and ample paved parking is available directly in front. This location offers quick access to Highway 11, Highway 11A, and Highway 2. Additional Rent is \$3.90 per square foot for the 2026 budget year. The property is also available for sale.

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