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## 18 BURNT VALLEY AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta

**Listing ID:**  
33975

**MLS ID:**  
A2285612

**\$1,350,000**



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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 109	<b>Zoning</b> I-1
<b>Subdivision</b> East Burnt Lake	<b>Year Built</b> 2011	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1124530
<b>Building Area (Sq. Ft.)</b> 8740.00	<b>Building Area (Sq. M.)</b> 811.97	<b>Lot Size (Sq. Ft.)</b> 43560
<b>Lot Size (Acres)</b> 1.00	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Other Documents		

This 8,740 SF standalone building on 1 acre is available for sale. 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. The property is also available for lease.

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