



**GRASSROOTS**  
REALTY GROUP

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**13 Burnt Basin Street  
Red Deer, Alberta**

**MLS # A2232888**



**\$449,000**

**Division:** East Burnt Lake

**Lot Size:** 3.00 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** I-1

**Water:** -

**Sewer:** -

**Utilities:** -

Prime Real Estate Opportunity in Burnt Lake Industrial Park Approximately 3 acres Zoning: I-1 Key Features:&bull; Highway Visibility: Strategically located with visibility from Highway 2, ensuring your business stands out.&bull; Easy Access: Quick and convenient access to Highway 11, allowing you to avoid city traffic and streamline logistics.&bull; Flexible Financing Options: The seller may consider vendor financing. This prime location is perfect for businesses looking for:&bull; Enhanced visibility&bull; Easy transportation access&bull; A strategic industrial settingThis is an exceptional opportunity to establish or expand your business in a thriving industrial area. This unique property.