



GRASSROOTS
REALTY GROUP

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**259 Burnt Park Drive
Rural Red Deer County, Alberta**

MLS # A2260282



\$4,100,000

Division: Burnt Lake Indust. Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 20,887 sq.ft.

Zoning: BSI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.36 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This well-maintained industrial building on 3.36 acres is available for sale. The building is 20,887 SF (footprint) with a 4,000 SF ± fully developed mezzanine built-out for office use. There is a large reception/waiting area, multiple private offices, a boardroom, staff lunchroom, storage space, and washrooms on both floors. The shop is split into 3 separate areas with (9) drive-in bays including (6) 12' x 14' overhead doors and (3) 14' x 14' overhead doors, a wash bay, and the building is equipped with 800 AMP Phase 3 Power. There is a large fenced compound yard with ample paved parking available. Excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2. The property is also available for lease with the potential to demise the building for a long term, qualified tenant.