



GRASSROOTS
REALTY GROUP

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259 Burnt Park Drive
Rural Red Deer County, Alberta

MLS # A2260358



\$13 per sq.ft.

Division: Burnt Lake Indust. Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,500 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 lease. The building is 20,887 SF (footprint) and the potential to demise the building for a long term, qualified tenant. with 4,500 SF options up to 13,300 SF. 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 separate areas with up to (6) 12' x 14' overhead doors and the building is equipped with 800 AMP Phase 3 Power. There is a large fenced compound yard with ample paved parking available. The property offers excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2 Additional Rent is estimated at \$3.00 PSF for the 2025 budget year. The property is also available for sale, or can be leased as a whole.