



GRASSROOTS
REALTY GROUP

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**B1 & B2, 53 Burnt Park Drive
Red Deer, Alberta**

MLS # A2263426



\$14 per sq.ft.

Division: East Burnt Lake

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,309 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Burnt Lake Industrial Park, this 4,309 SF double unit features a reception area, five private offices, a staff lunchroom, and two washrooms (one of which is accessible from the shop). The shop is wide-open with (2) 16' x 16' overhead doors and a large storage mezzanine. There is 2,640 SF (88' x 30') of dedicated yard space behind the building and ample paved parking available directly in front. Additional Rent is \$6.09 per square foot for the 2025 budget year. This is an excellent location, with easy access to Highway 11 and Highway 2. The property is also available for sale.