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

MLS # A2263426



Heating: Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

N/A

## \$14 per sq.ft.

East Burnt Lake Division: Industrial Type: **Bus. Type:** Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 4,309 sq.ft. Zoning: I-1 Addl. Cost: **Based on Year: Utilities:** Parking: Lot Size: Lot Feat:

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.