



**GRASSROOTS**  
REALTY GROUP

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**28008 Burnt Lake Trail  
Rural Red Deer County, Alberta**

**MLS # A2264952**



**\$998,000**

**Division:** Belich Business Park

**Lot Size:** 4.20 Acres

**Lot Feat:** -

**By Town:** Red Deer

**LLD:** 24-38-28-W4

**Zoning:** BSI

**Water:** Other

**Sewer:** -

**Utilities:** -

PRIME DEVELOPMENT OPPORTUNITY IN AN EXCELLENT LOCATION! 4.2 ACRES CLEARED AND READY TO BE DEVELOPED, WITH GAS & ELECTRIC AT THE LOT LINE. The BSI zoning allows for a wide variety of options, and the property sides onto Burnt Lake Trail and Belich Drive providing a high traffic location that is perfect for business, logistic centers, plaza... Previous Red Deer County approval in principal for neighborhood gas bar, store and restaurant...and it just off of Highway 11 and the QE2 There is also a potential of ADDING THE NEIGHBORING 6.9 ACRES lot located to the North of the property creating over 11 Acres of development opportunity. Seller may also consider vendor financing!