



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2271344**



**\$3,950,000**

**Division:** Burnt Lake Indust. Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 25,852 sq.ft.

**Zoning:** BSI

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 5.02 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent Investment or Owner/User Property! This 5.02 acre property is located on the North West corner of the overpass at Highway 2 and Highway 11. There are two buildings on the land which total 25,852 SF. The North building is 13,736 SF and was renovated in 2014. It features 1,435 SF of office space with a mezzanine on the second floor, offering the same square footage. The shop area is 12,300 SF with a double drive-thru wash bay and 9 overhead doors; (4) 18' x 12' and (5) 14' x 14'. The South building is 12,116 SF and was fully constructed in 2014. This well-designed building features 3 drive-thru bays and (6) 20' x 16' overhead doors. There is an additional 1,056 SF of office space attached to this building as well. Both buildings have double compartment sumps and trench sumps, forced air and radiant heat, and the offices are air conditioned. The yard is a mix of gravel/pavement and is fenced. The North building is also available for lease, and the South building is fully tenanted.