



GRASSROOTS
REALTY GROUP

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28045 TWP RD 384
Rural Red Deer County, Alberta

MLS # A2281273



\$2,590,000

Division: Burnt Lake Indust. Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,722 sq.ft.

Zoning: BSI

Heating: Central, Overhead Heater(s), Floor Furnace, Natural Gas, Radiant, See Remarks

Add'l Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame, Metal Siding , Mixed, See Remarks, Wood Frame

Parking: -

Water: -

Lot Size: 8.48 Acres

Sewer: -

Lot Feat: Farm, Landscaped, Paved, See Remarks, Yard Drainage

Inclusions: Fridge, Stove, Dishwasher, Wahser & Dryer, water treatment system, R.O system, Central AC, blinds/ window coverings, garage opener & remote

8.48 Acres virtually in town, with income! A perfect Live/ work combo, with this 1412 sq ft, 5 bed, 2 Bi-level home, with 12'x26' single attached garage, COMPLETELY RENOVATED from windows/ roof, interior and baths, painted cupboards and more. Home yard space beautifully landscaped w/ mature trees, asphalt driveway, features a 36'x50' (1,800 sq ft) heated Quonset, attached to that is a 29'x50 (1450 sq ft) office space w/ two offices - perfect for that home-based operation, and toy/ tractor storage all with flexible BSI County zoning. An additional 60'x100' heated quonset with floor drains, mechanic set up - with smaller office/ bath (currently rented out at \$4,800/month gross) The expansive packed and gravelled Yard with around two acres of packed yard space, with Newly upgraded Power, Gravel and fencing for 21 energized parking stalls/ truck parking, fully leased on annual lease basis between \$150-\$200/stall (\$3,200/month gross) another 34'x90' heated tent-Quonset w/ gravel pad (rented at \$1000/month) . 40' sea-can included, along with over 3.5 acres of future development potential (currently a dirt bike track) which has endless potential. RV rental, sea-can storage yard, all big possibilities (subject to county approval) along with the \$9,000/month in gross income, and future possibilities for additional income, along with space to run your own business, makes this property a real winner. Well & septic service the entire property, and is located on one of Red Deer's busiest Industrial Corners, just off HWY 11A!