



**103B, 101 Burnt Lake Trail
Red Deer, Alberta**

MLS # A2281726



\$15 per sq.ft.

Division: East Burnt Lake

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Commercial lease opportunity located at 103B & 101 Burnt Lake Trail within the Burnt Lake Business Park, with direct access from Burnt Lake Trail and immediate proximity to Highway 11 (David Thompson Highway). The unit contains 1,400 square feet and forms part of an established multi-tenant commercial building. The site provides strong exposure to highway and commuter traffic, efficient vehicle circulation, and ample shared on-site parking. The space is configured with multiple private rooms connected by a central corridor, allowing for a range of commercial layouts including office, professional services, personal service, and light retail uses. The layout supports both single-user occupancy and segmented operational functions. The property is zoned C-2 (General Commercial District), permitting a broad range of commercial uses including retail (major and minor), office, personal service, food and beverage service, and other permitted uses under the district.