



18 Burnt Valley Avenue
Red Deer, Alberta

MLS # A2285607



\$12 per sq.ft.

Division: East Burnt Lake

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 8,740 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This 8,740 SF standalone building on 1 acre is available for lease. The building features an open reception area/showroom, six offices, two washrooms, and a large shop with (2) 14' x 16' overhead doors that create a drive-thru bay, as well as a storage mezzanine. The yard is graveled and fully fenced with access from the East and North sides of the property and ample paved parking is available directly in front. This location offers quick access to Highway 11, Highway 11A, and Highway 2. Additional Rent is \$3.90 per square foot for the 2026 budget year. The property is also available for sale.