



GRASSROOTS
REALTY GROUP

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240 Burnt Park Way
Rural Red Deer County, Alberta

MLS # A2083611

\$5,500,000



Division:	Burnt Lake Indust. Park
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	28,361 sq.ft.
Zoning:	BSI

Heating:	Boiler, Exhaust Fan, Natural Gas	Addl. Cost:	-
Floors:	Concrete	Based on Year:	-
Roof:	Metal, See Remarks	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Paid For
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Metal Frame, See Remarks	Parking:	-
Water:	Shared Well	Lot Size:	6.01 Acres
Sewer:	Septic Tank	Lot Feat:	Landscaped
Inclusions:	2, 10 Ton Cranes, Office Furniture Negotiable, 3 Fridges, 3 Stoves, 2 Dishwashers		

Amazing 28,000+ square foot Industrial Building in Burnt Lake Business Park! This 2014 built building was built to the highest standards available. with over 14,000 square feet of stunning office space and 5944 square feet of Heavy Duty Shop Space and 7461 square feet of Light Duty Shop and Wash Bay Space. The frame of the building was built with steel and precast concrete tilt-up 9" Sandwich Panels~ Polished Concrete Flooring throughout the main floor and upstairs office space~ all offices with Glass Doors~ Full Board Room~ Full Training Center~2 Kitchens~7 Bathrooms + 3 with showers~ Light Shop area with 7 overhead doors~ 2 Heavy Shop areas with 6 overhead doors including 2 - 20'x20' Overhead Doors~ 600 Amp Main Service - 600 Volt ~Three Phase-4 Wire-Multi Panels with 2 Transformers~2 HWT's and 2 Boilers~ Fire Alarm System~ Security System~ Wash Bay~ Service-Repair Pit~ Water Storage-Holding Tanks and Water Treatment System. All of this is on two separately titled 3.01 acre lots! Original build cost was \$6M.