



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

MLS # A2205463



\$9 per sq.ft.

Division: Burnt Lake Indust. Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,800 sq.ft.

Zoning: BSI

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.26 Acres

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: Call seller directly

Click brochure link for more details. For LEASE Commercial, Retail, Industrial Multi-Use Building 12,800 SF on 2.26 to 4.52 Acres in Red Deer, Alberta. HIGH signage visibility, building and freestanding advertising. Offers convenient and easy access to/from Hwy 2. Mixed-use property consisting of approximately 40% Showroom, 30% Office and 30% Warehouse Space. Bays feature high-efficiency radiant heating, upgraded HVAC & AMP lighting. Fully developed attractive showroom space with attached individual offices, parts counter and kitchen area. Well-lit property and parking lot. Building Features: ~ Superb visual to showcase business name and logo. ~ Large attractive showroom area with attached offices including bay door access. ~ Optional outdoor concrete display area. ~ 6 additional bay doors with drive through capability. ~ 8 +/- offices ~ Upgraded HVAC and power systems ~ Pylon sign available. ~ Excellent exposure and easy access from/to Highway 2 ~ Site area 2.26 acres with 70% asphalt coverage ~ Additional 2.26 acres available for a total of 4.52