

1-833-477-6687 aloha@grassrootsrealty.ca

295 Burnt Park Drive Rural Red Deer County, Alberta

MLS # A2205463



Call seller directly

Heating:

Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

\$9 per sq.ft.

Mixed Use

Division:

Type:

Burnt Lake Indust. Park

Bus. Type: Sale/Lease: For Lease Bldg. Name: -Bus. Name: Size: 12,800 sq.ft. Zoning: BSI Addl. Cost: Based on Year: **Utilities:** Parking: 2.26 Acres Lot Size: Lot Feat:

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