

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

MLS # A2271356



\$10 per sq.ft.

Division: Burnt Lake Indust. Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 13,736 sq.ft.

Zoning: BSI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.02 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Burnt Lake Industrial Park, this 13,736 SF standalone building is available for lease. The building features 1,435 SF of office space including multiple offices and storage space. The shop is 12,300 SF with a double drive-thru wash bay and (9) overhead doors; (4) 18' x 12' and (5) 14' x 14', as well as a 1,435 SF mezzanine. The building is equipped with double compartment sumps and trench sumps, forced air and radiant heat, and the office area is air conditioned. The building sits on 5.02 acres, and the yard is a mix of gravel and pavement, fenced and is partially shared with the neighbouring tenant with dedicated yard space to the West of the building. Additional Rent is estimated at \$3.75 per square foot for the 2025 budget year. The property is also available for sale as a whole.