



Sale Price:
\$5,000,000

Lease Rate:
\$9.50 PSF

±12,800 SF
On 4.52 Acres

Blair McArthur

Vice President
+1 403 391 0669
blair.mcarthur@colliers.com

Showroom / Office / Shop with Highway 2 Exposure For Sale or Lease

295 Burnt Park Drive, Red Deer County, AB

Accelerating success.



CMN Calgary Inc.

Property Overview

Municipal Address	295 Burnt Park Drive Red Deer County, AB
Location	Burnt Lake Industrial Park
Total Area	± 12,800 SF
Site Size	4.52 Acres
Ceiling Height	22' Clear
Loading	4 Drive-In (10' x 14') 2 Drive-In (12' x 14') 3 Drive-Thru Bays
Gas Detection System	Yes
Power	800A (TBV)
Make-Up Air	Yes (CFM TBV)
Drainage	Trench Drains & Sumps
Lighting	T5 & M/H
Op. Costs	\$6.00 PSF (est. 2025)
Lease Rate	\$13.00-PSF \$9.50 PSF (Year 1)
Sale Price	\$5,000,000
Available	Immediately

Building Features



3 Drive-Thru & 6 Drive-In Bays




Direct Exposure to HWY 2



Compressed Air Lines

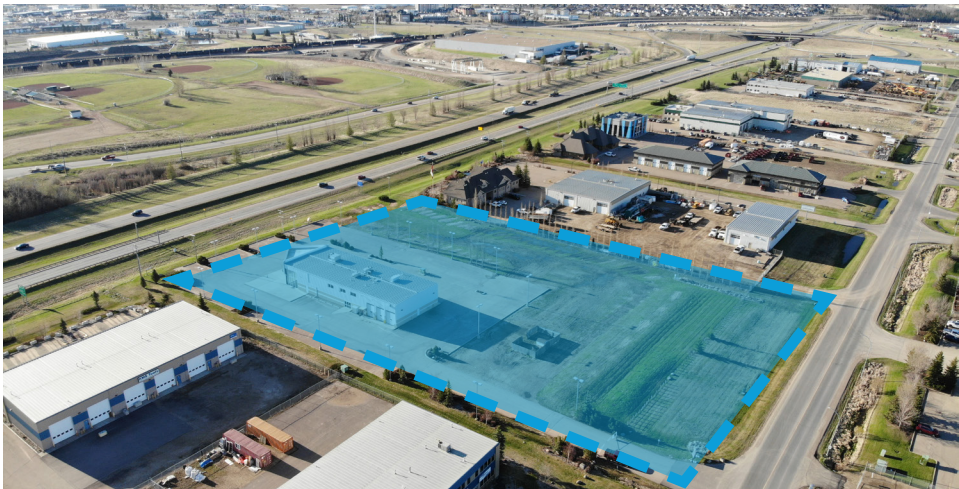


Building Signage Available



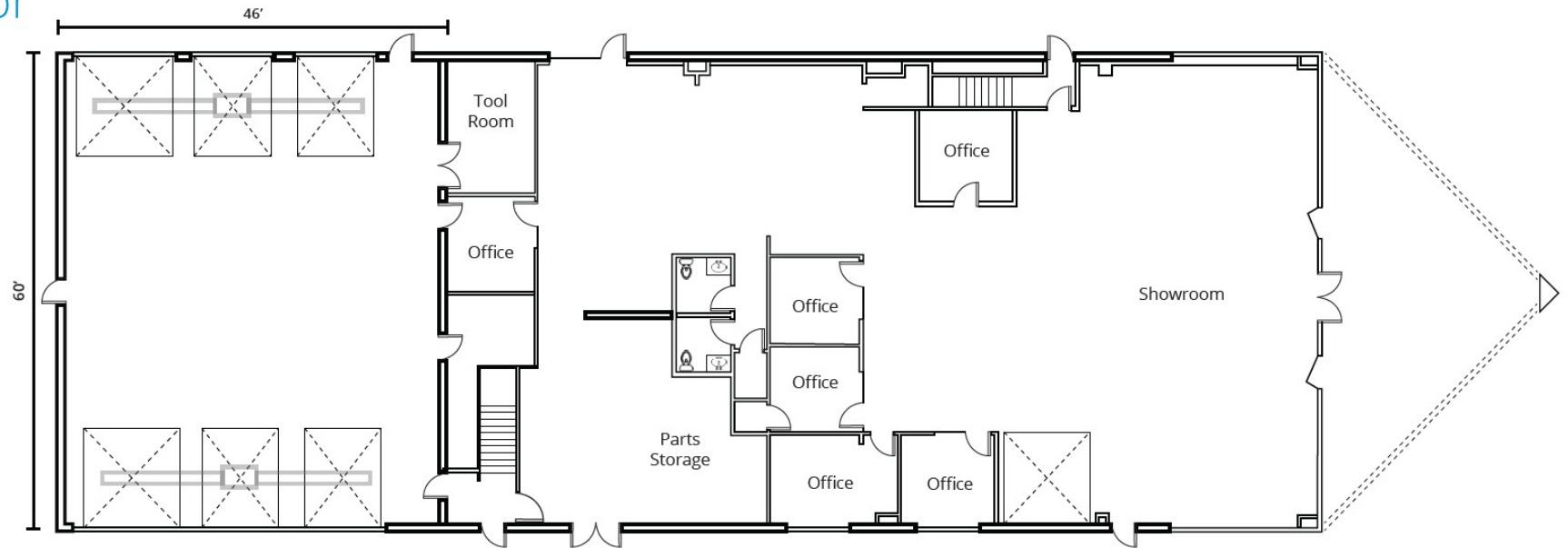
Large Attractive Showroom Area with Offices & Reception Desk

Site Plan

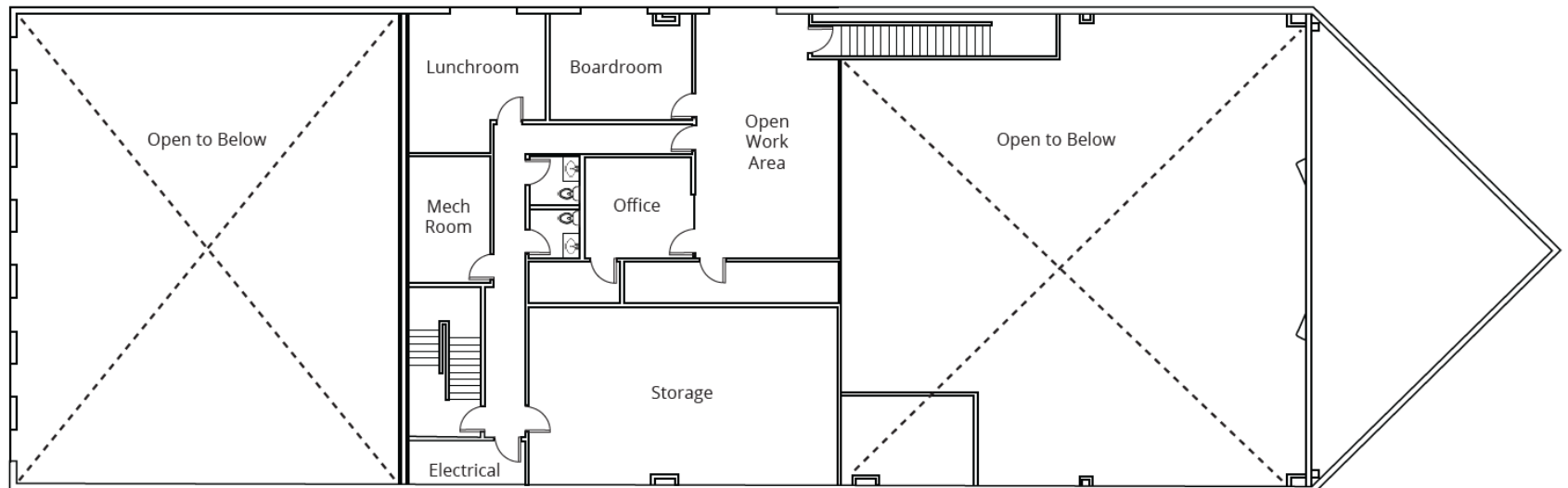


Floor Plans

Main Floor



Second Floor

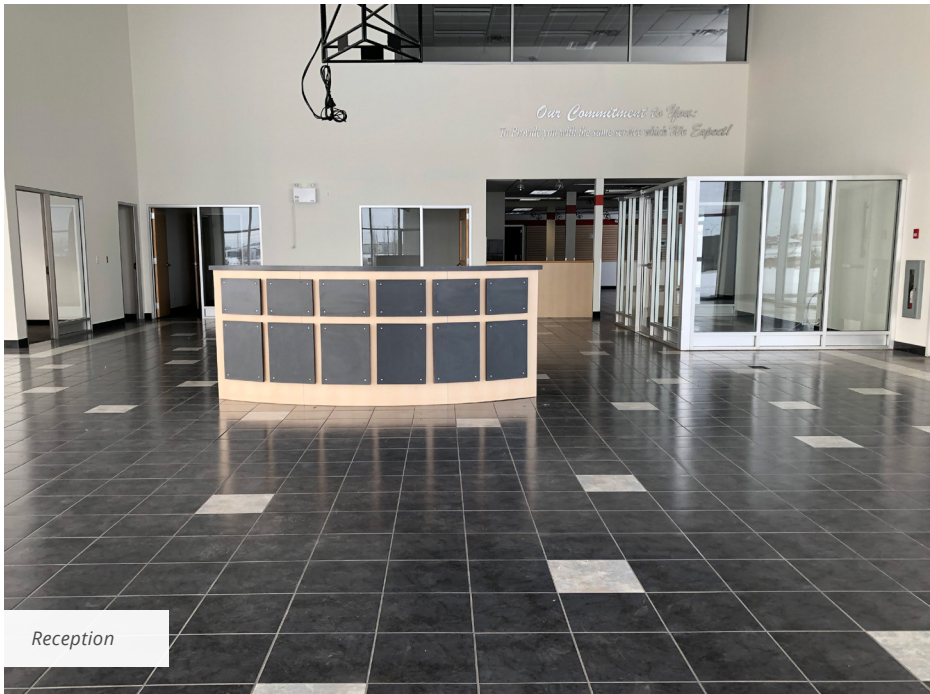




Site Aerial



Loading Doors



Reception



Warehouse



Lunchroom



Showroom



Office



Showroom



295 Burnt Park Drive, Red Deer County, AB

Blair McArthur

Vice President
+1 403 391 0669
blair.mcarthur@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. CMN Calgary Inc.

