



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.

Colliers

CMN Calgary Inc.

# Property Overview

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

## Building Features



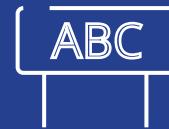
3 Drive-Thru & 6  
Drive-In Bays



Direct Exposure to  
HWY 2



Compressed Air Lines



Building Signage  
Available



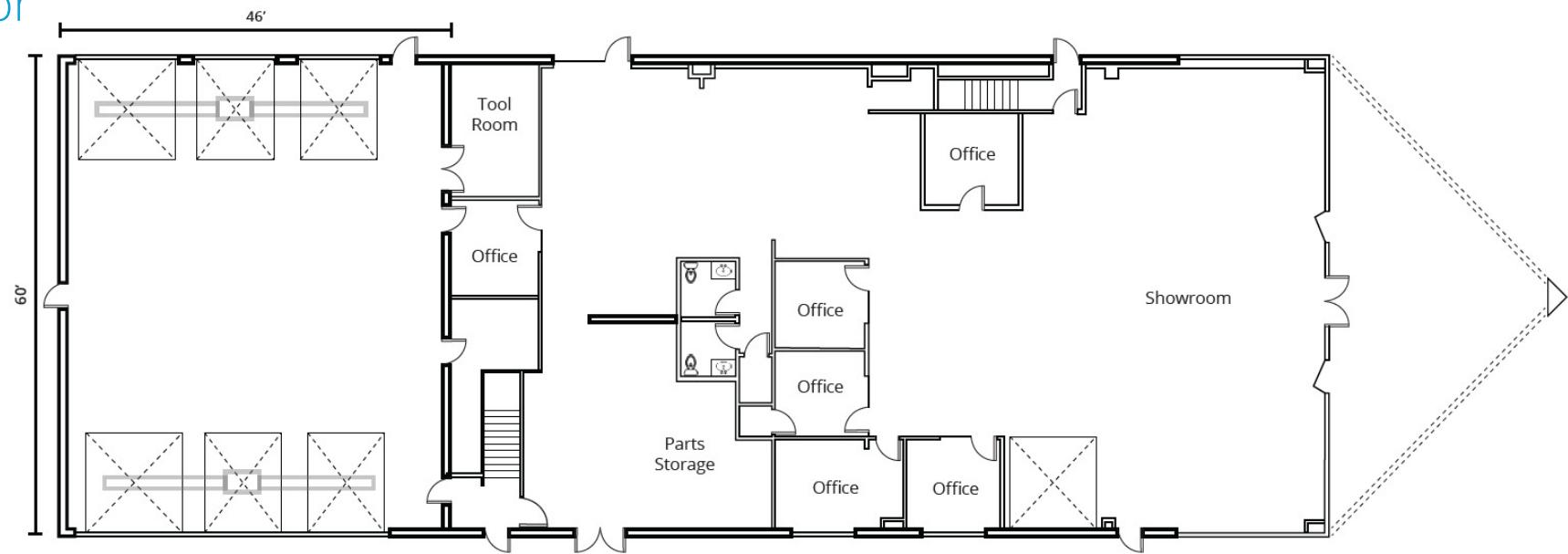
Large Attractice Showroom  
Area with Offices &  
Reception Desk

## Site Plan

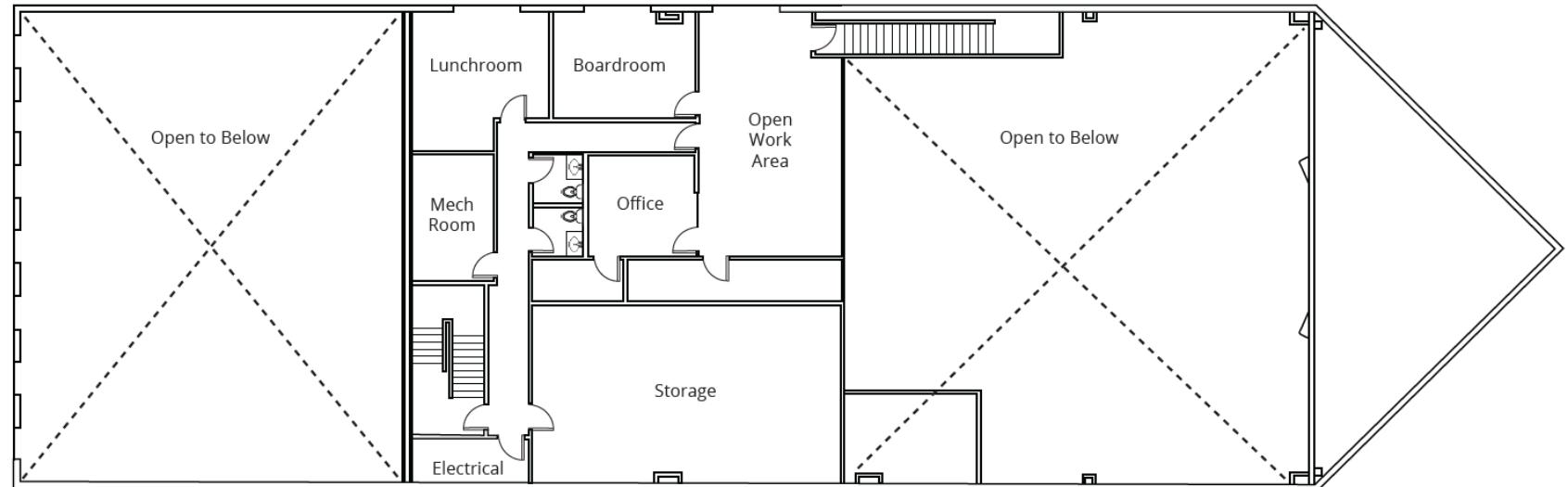


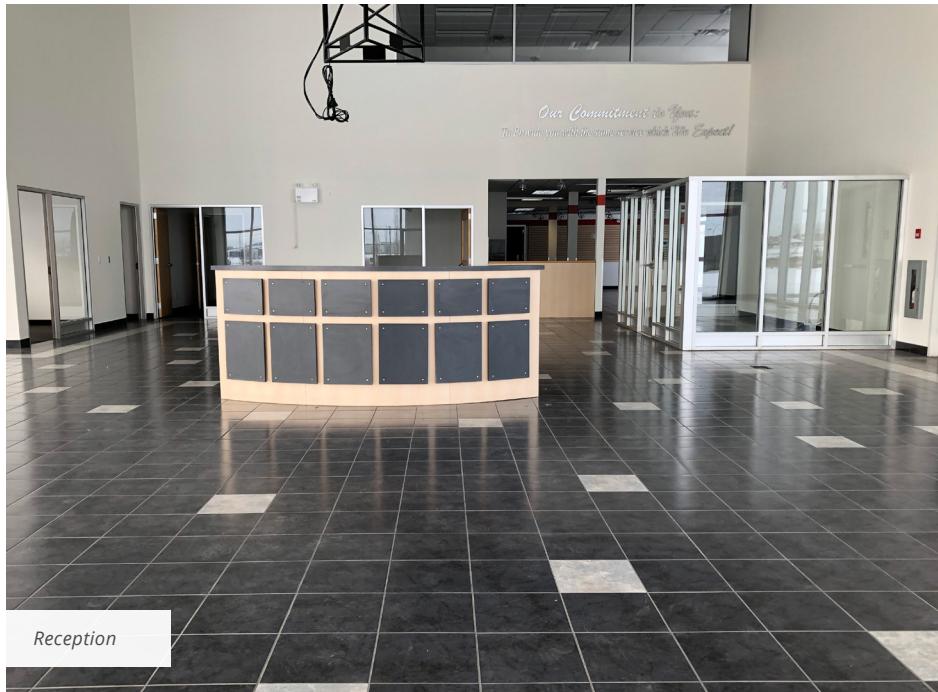
# Floor Plans

## Main Floor



## Second Floor









**295 Burnt Park Drive, Red Deer County, AB**

**Blair McArthur**

Vice President

+1 403 391 0669

[blair.mcarthur@colliers.com](mailto: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.

Accelerating success.

