

**FOR SALE**

253 BURNT PARK DRIVE

RED DEER COUNTY



**LOCATION:**

Burnt Lake



**PROPERTY SIZE:**

27,000 SF



**ZONING:**

BSI-Industrial



**SALE PRICE:**

\$3,250,000

**PRESENTED BY**

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# THE PROPERTY

## 253 BURNT PARK DRIVE

### BURNT LAKE INDUSTRIAL PARK

This 5 Acre property is located on the North West corner of Highway 2 and Highway 11. There are two buildings on the land. The North building was renovated and an addition was built in 2014. It features 1,435 SF of office space with a mezzanine on the second floor, offering the same square footage. The shop area is 12,300 SF with a double drive thru wash bay and 9 overhead doors ranging from 18' x 12' to 14' x 14'. The South building was fully constructed in 2014. This well-designed building features 3 drive thru bays and 6 - 20' x 14' overhead doors. There is an additional 1,056 SF of office space attached to this building as well. The yard is a mix of gravel/pavement with partial fencing.



403.986.7777



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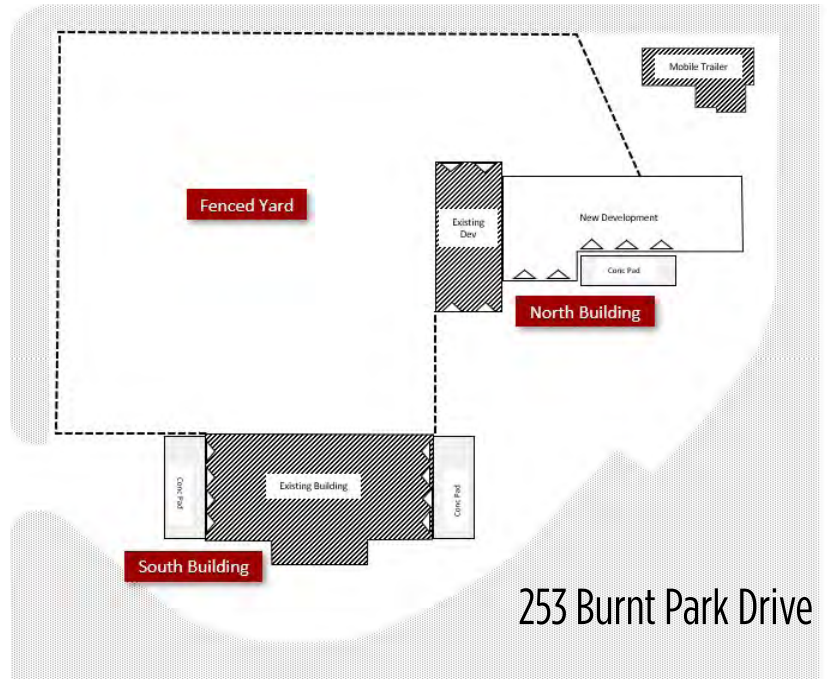


# PROPERTY DETAILS & SITE PLANS

South Building



North Building



## PROPERTY DETAILS

MUNICIPAL:	253 Burnt Park Dr, Red Deer County
LEGAL LAND DESCRIPTION:	Plan 1322443, Block 1, Lot 1
TOTAL SIZE:	Total Size of building & land <ul style="list-style-type: none"> <li>SF of Buildings <b>± 27,000 SF</b> <ul style="list-style-type: none"> <li>South Building = 12,000</li> <li>North Building = 15,000</li> </ul> </li> <li>Property/Land size <b>± 5 Acres</b></li> </ul>
ZONING:	BSI - Business Service Industrial
PARKING:	Gravel /paved yard
SALE PRICE:	\$3,250,000.00
TAXES:	\$64,228.32

\*Tenant is responsible utilities

\*\* Tenant is responsible for GST

PROPERTY  
TOUR





# SOUTH BUILDING

## Features

Shop Area = 11,060 SF (160'x70')

Clear Open Area

3x Lane Drive Through

6x (20'h x 14'w) Bay Doors

Attached Office Area = 1056 SF



## Fenced Yard & Additional Features

## Features

Yard: Fenced with Gravel /Paved

Heating: Forced Air & Air Conditioning

Trench Sumps

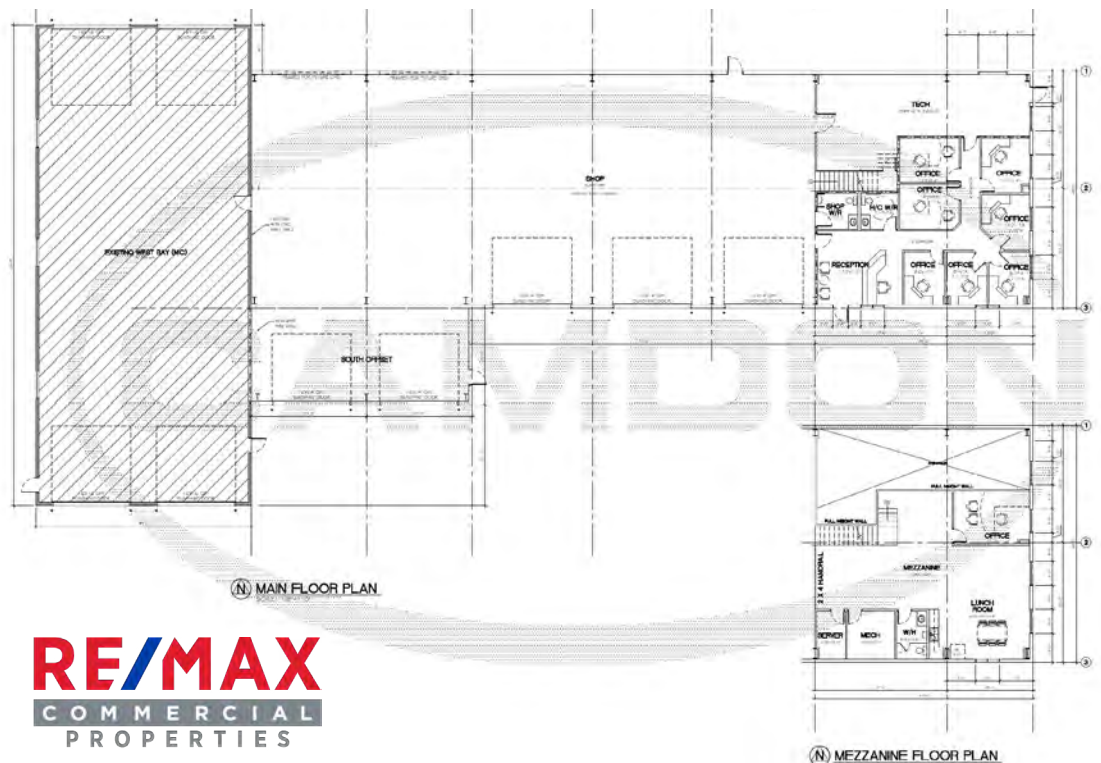




# NORTH BUILDING

## Features

Total Area = 13,736 SF  
Shop Area = 12,300 SF  
Main Office Area = 1,435 SF  
Mezzanine = 1,435 SF  
2x Lane Drive Through Bays (18'h x 12'w)  
5x (14'h x 14'w) Bay Doors





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LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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