

FOR SALE/LEASE

53 BURNT PARK DRIVE
RED DEER, AB





About the Property

For sale or lease, this 12,960 SF freestanding industrial building is strategically located directly along the QEII in Burnt Park Industrial Park. Designed to accommodate various business needs, the building features minimal office space and a large, open shop area that can be customized. The shop includes six overhead doors and numerous east-facing windows, providing abundant natural light.

The second floor enhances functionality with a lunchroom/kitchenette and a meeting room. The property also boasts paved parking in the front, partially paved area in the back, and is fully fenced for added security. Immediate possession is available, allowing for a swift transition into this versatile space.

Conveniently positioned, this property offers quick access to major transportation routes, including Highway 11A, Highway 11, and the QEII, making it ideal for businesses needing efficient logistics and excellent visibility. Don't miss out on this prime industrial space.

LEGAL DESCRIPTION

Plan 0823587, Lots 1-3

BUILDING SIZE

12,960 SF

LOCATION

Burnt Lake Business Park

ZONING

I1B/AD - Industrial (Business Service and Automobile Dealership) District

LEASE RATE

\$14.00 PSF **\$12.00 PSF**

ADDITIONAL RENT

\$4.69 PSF

MONTHLY RENT

\$18,025.20 + GST

SALE PRICE

\$2,460,000 **\$2,250,000**

POSSESSION

Immediate

Property Details

SIZE
12,960 SF

LOADING
(6) 16' x 16' Overhead Doors

HVAC
Radiant Heat

LIGHTING
Fluorescent

CEILING HEIGHT
19'86" - 22'05" approx.

DRAINAGE
Double Compartment

POSSESSION
Immediate

YEAR BUILT
2007

PROPERTY TAXES

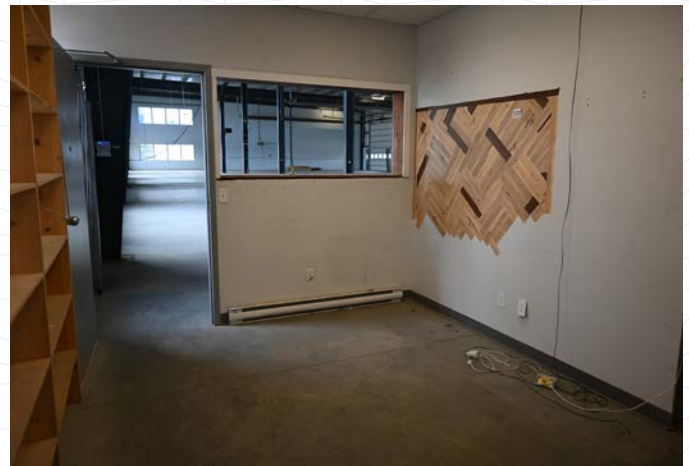
A1:	\$ 13,583.00
A2:	\$ 13,583.00
A3:	\$ 14,017.00
Total:	\$ 41,183.00

YARD
Fenced, paved, and partially graveled

PARKING
Paved parking in front of the building

OFFICE FEATURES

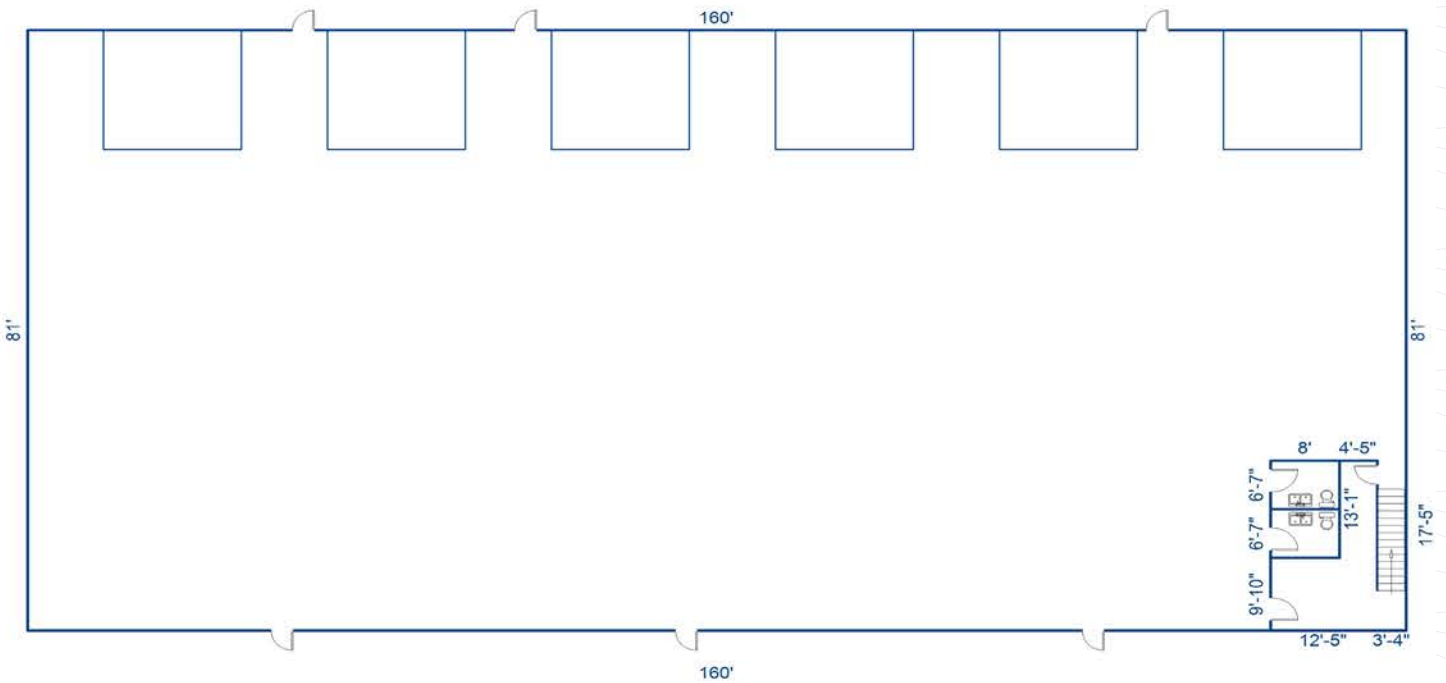
- > (1) Private Office
- > Lunchroom
- > Meeting Room
- > (2) Washrooms



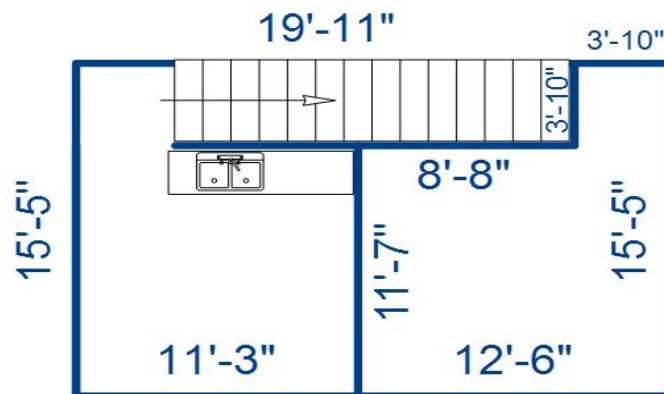
Floor Plan



MAIN FLOOR



SECOND FLOOR





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