



Sale Price:  
**\$5,000,000**

Lease Rate:  
**\$9.50 PSF**

**±12,800 SF**  
On 4.52 Acres

**Blair McArthur**

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# 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

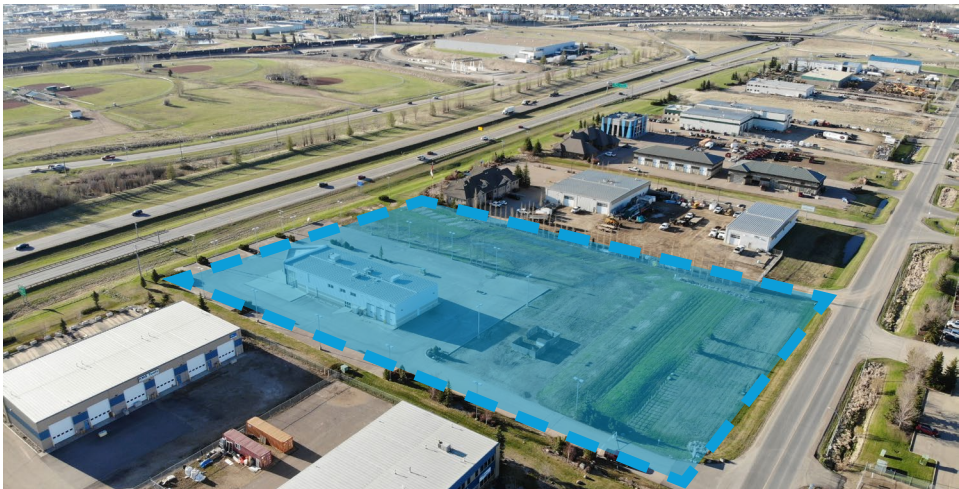


Building Signage Available



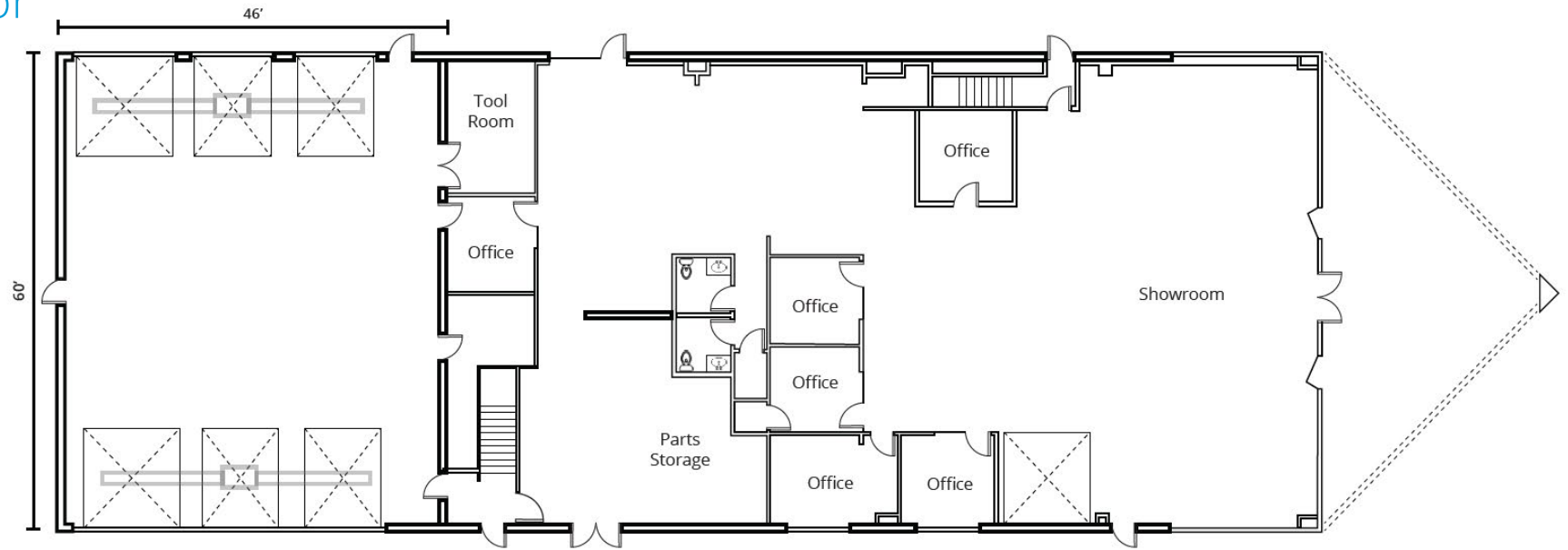
Large Attractive Showroom Area with Offices & Reception Desk

# Site Plan

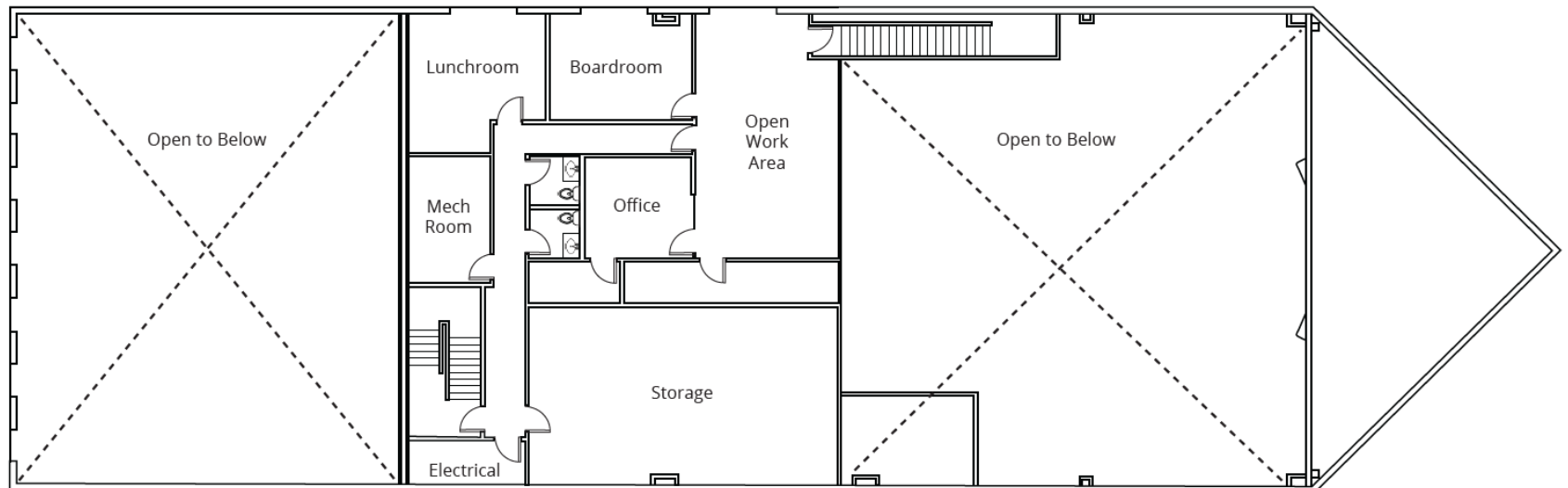


# Floor Plans

## Main Floor



## Second Floor



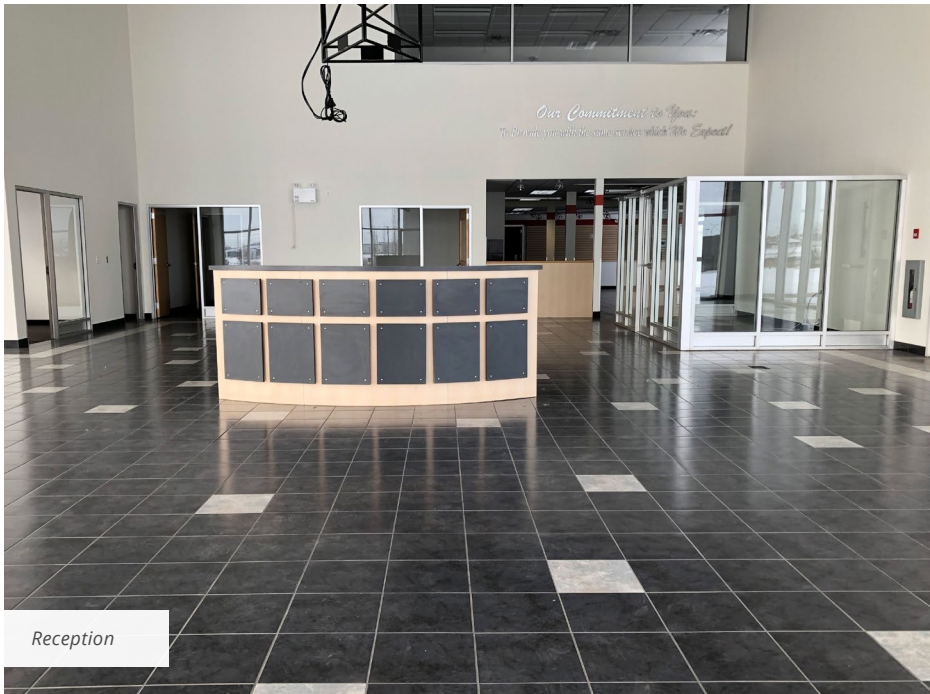




Site Aerial



Loading Doors



Reception



Warehouse





Lunchroom



Showroom



Office



Showroom





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