

FOR LEASE / FOR SALE

18 BURNT VALLEY AVENUE, RED DEER COUNTY



LOCATION:

Burnt Lake



PROPERTY SIZE:

8,740 SF



ZONING:

I1-Industrial



SALE PRICE:

\$1,350,000



LEASE RATE:

\$12.00 Per SF

PRESENTED BY

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THE PROPERTY

18 BURNT VALLEY AVENUE

BURNT LAKE INDUSTRIAL PARK

FOR LEASE - 8,740 SF standalone building on 1 Acre, located in Burnt Lake Industrial Park.

2,740 SF Main Floor Office:

- Large Reception Area
- 6 Private Offices
- 2 Washrooms

6,000 SF Shop:

- (2) 14' x 16' Overhead Doors
- Drive-Thru Bay
- Storage Mezzanine

The yard is fully fenced and graveled with paved parking available directly in front.



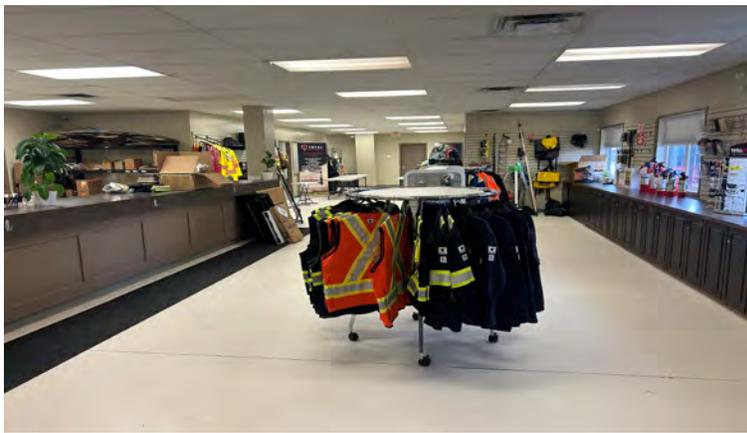
PROPERTY DETAILS

MUNICIPAL:	18 Burnt Valley Ave, Red Deer County
LEGAL LAND DESCRIPTION:	Plan 1124530 Block 1 Lot 20C
TOTAL SIZE:	Total Size of building & land <ul style="list-style-type: none">• SF of Buildings \pm 8,740 SF<ul style="list-style-type: none">Office = 2,740Shop = 6,000• Property/Land size \pm 1 Acre
ZONING:	I1 - Light Industrial
PARKING:	Gravel / Paved Yard
LEASE PRICE:	\$12.00 Per SF/ \$8,740.00 Monthly
NNN COST:	\$3.90 Per SF / \$2,840.50 Monthly
TOTAL COST:	= \$11,580.50 Monthly
SALE PRICE:	\$1,350,000.00

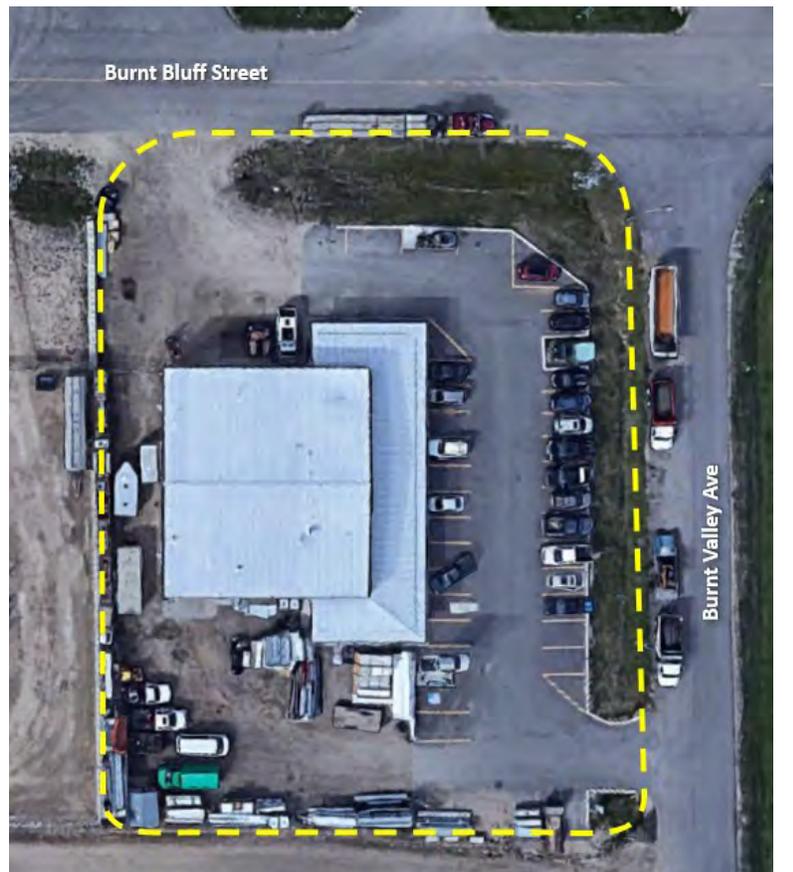


*Tenant is responsible utilities
** Tenant is responsible for GST

PROPERTY PHOTOS



SITE PLAN



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

LOCATION/MAP



YOUR RE/MAX COMMERCIAL TEAM

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