



FOR SALE

UNITS B1 & B2, 53 BURNT PARK DRIVE, RED DEER, AB

Two combined condominium units available for sale in Burnt Lake Industrial Park. Located on the west side of Alberta's busiest transportation corridors.



LOCATION

Burnt Park Industrial Park



LEGAL DESCRIPTION

Condo Plan 0823587, Units 8 & 9



SALE PRICE

\$690,000



UNIT SIZE

4,309 SF



ZONING

I1 - Industrial (Business Service)
District



PROPERTY TAXES (2019)

B1 - \$6,955
B2 - \$6,947

PROPERTY DETAILS

Located in a multi-condominium complex in the Burnt Park Industrial Park. The Industrial Park provides businesses instant access to the north-south Queen Elizabeth II (QEII) highway, as well as the east-west Highway 11A. Burnt Lake is an ideal location for businesses seeking opportunities to build and own their own facilities, expand into a new, accessible site or seeking a higher profile location.

FEATURES

53

Burnt Park Dr
Red Deer, AB

SIZE AVAILABLE:	4,309 SF
YARD SIZE:	Dedicated yard - 88' x 30'
OFFICE SIZE:	1,234 SF <i>Includes large reception area, kitchen and (5) private office.</i>
SHOP AREA:	3,075 SF (approx.)
LOADING:	(2) 16' x 16' O/H Doors
CEILING HEIGHT:	23' (approx.)

STORAGE:	Mezzanine
HEATING:	Radiant tube
DRAINAGE:	(2) sumps
YEAR BUILT:	2007
AVAILABLE:	Negotiable



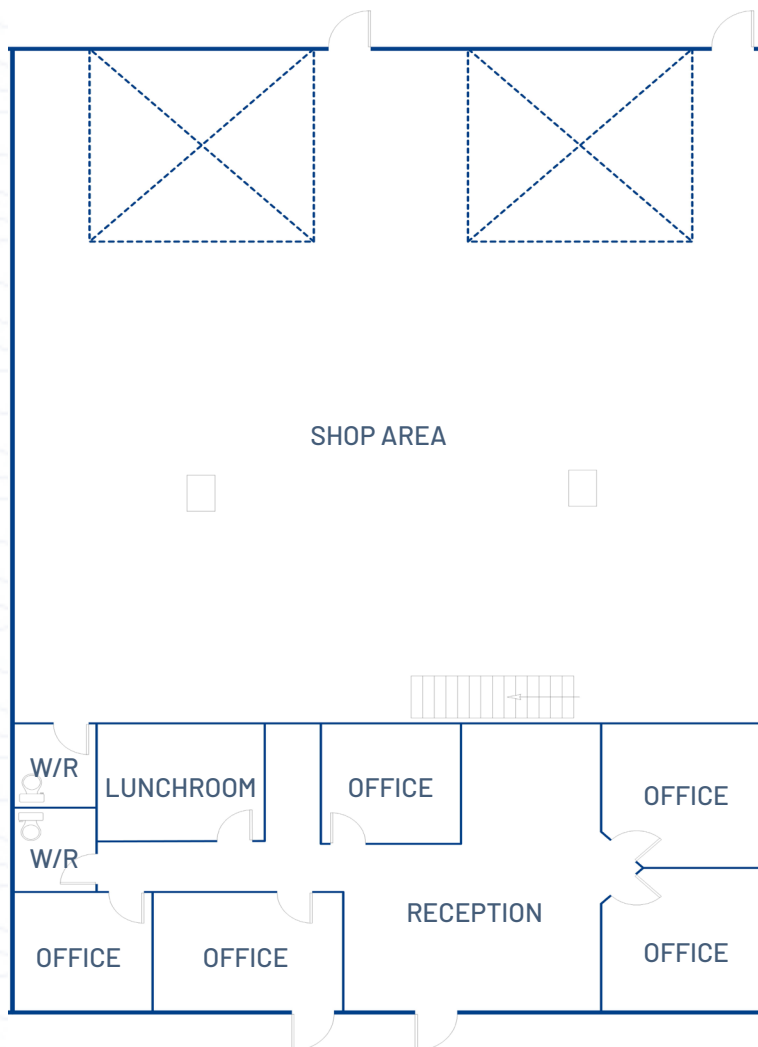
FLOOR PLAN

53

Burnt Park Dr
Red Deer, AB



MAIN FLOOR - 4,309 SF





Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

#103, 4315 - 55 Avenue
Red Deer, AB T4N 4N7
www.salomonscommercial.com