



Showroom / Office / Shop with Highway 2 Exposure For Sale or Lease

295 Burnt Park Drive, Red Deer County, AB

Accelerating success.

Sale Price:
\$4,100,000

Lease Rate:
\$9.50 PSF

±12,800 SF
On 4.52 Acres

Blair McArthur

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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	\$4,100,000
Available	Immediately

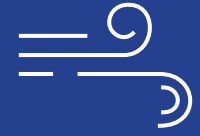
Building Features



3 Drive-Thru & 6
Drive-In Bays



Direct Exposure to
HWY 2



Compressed Air Lines

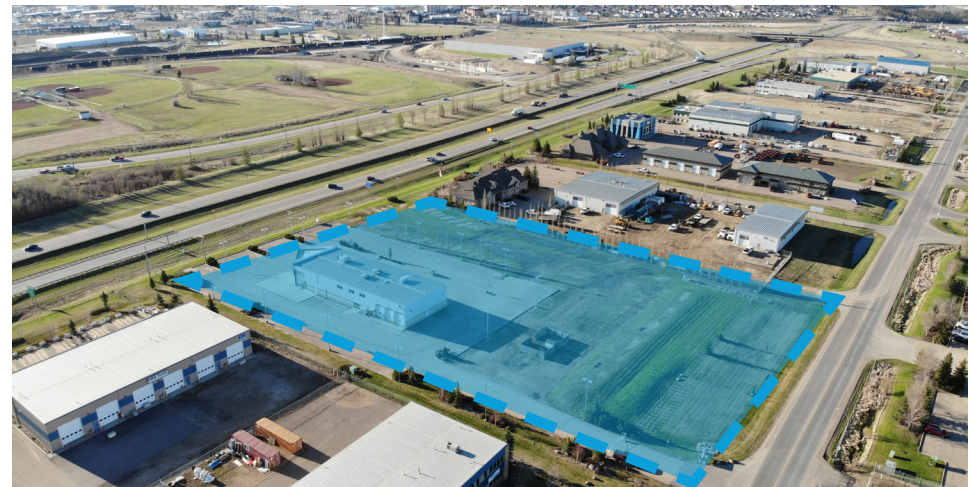


Building Signage
Available



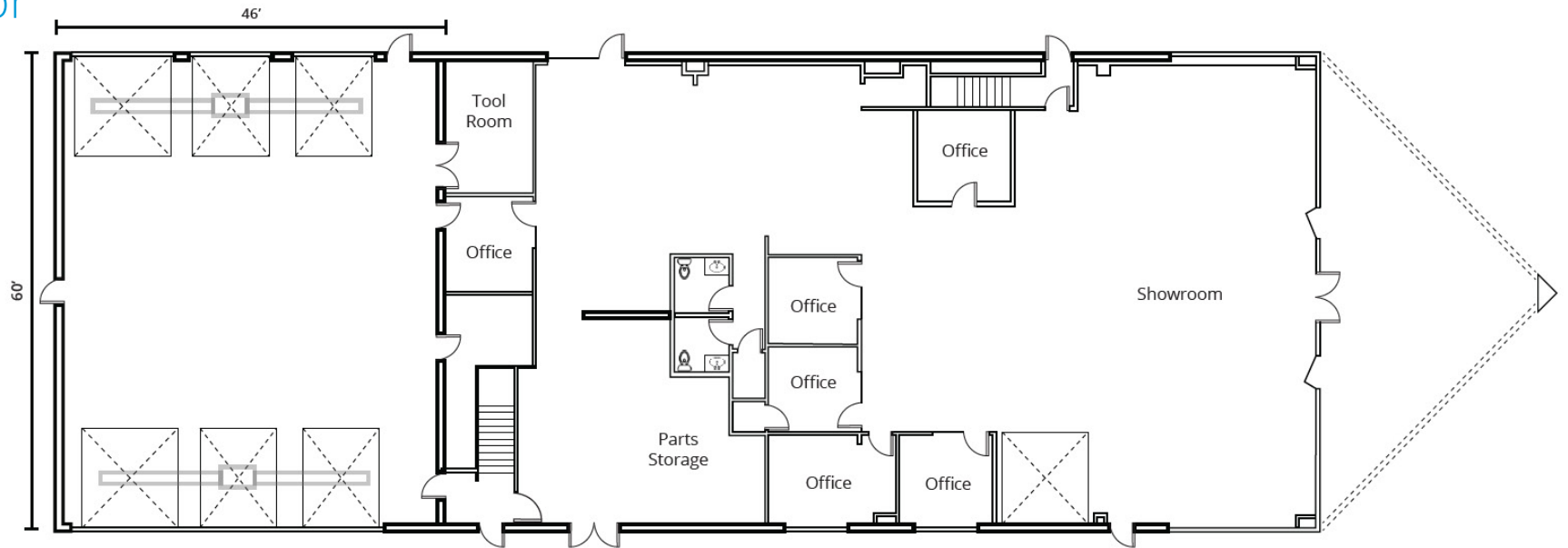
Large Attractive Showroom
Area with Offices &
Reception Desk

Site Plan

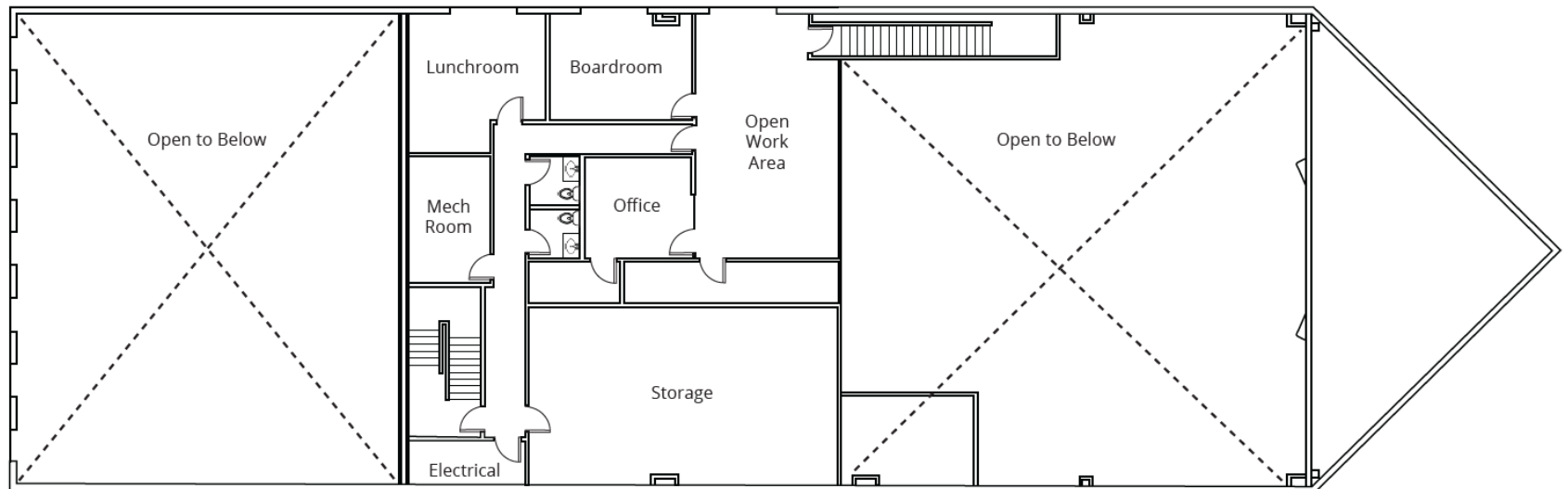


Floor Plans

Main Floor



Second Floor

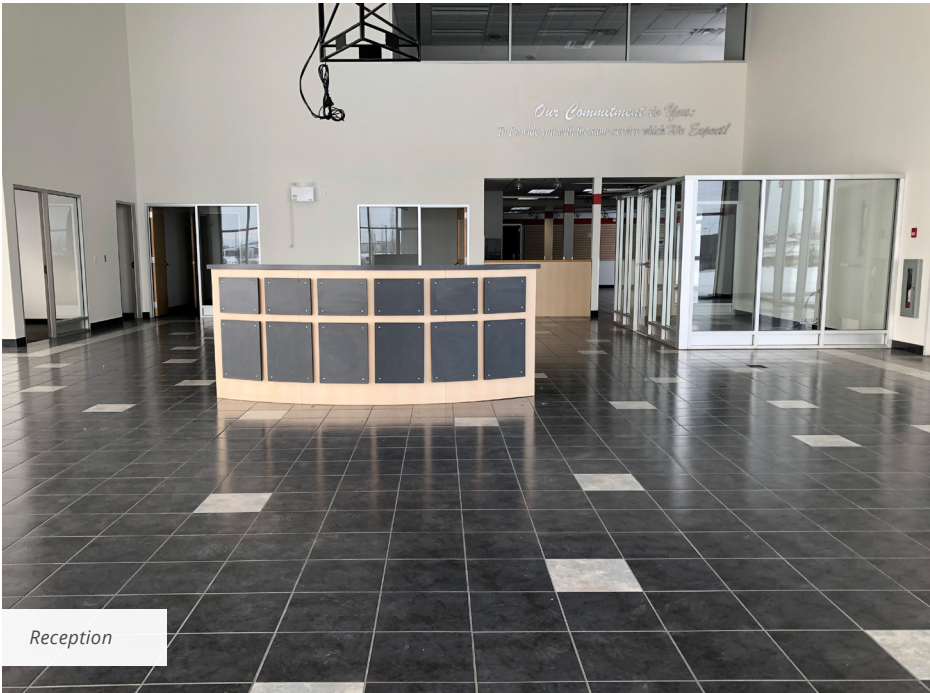




Site Aerial



Loading Doors

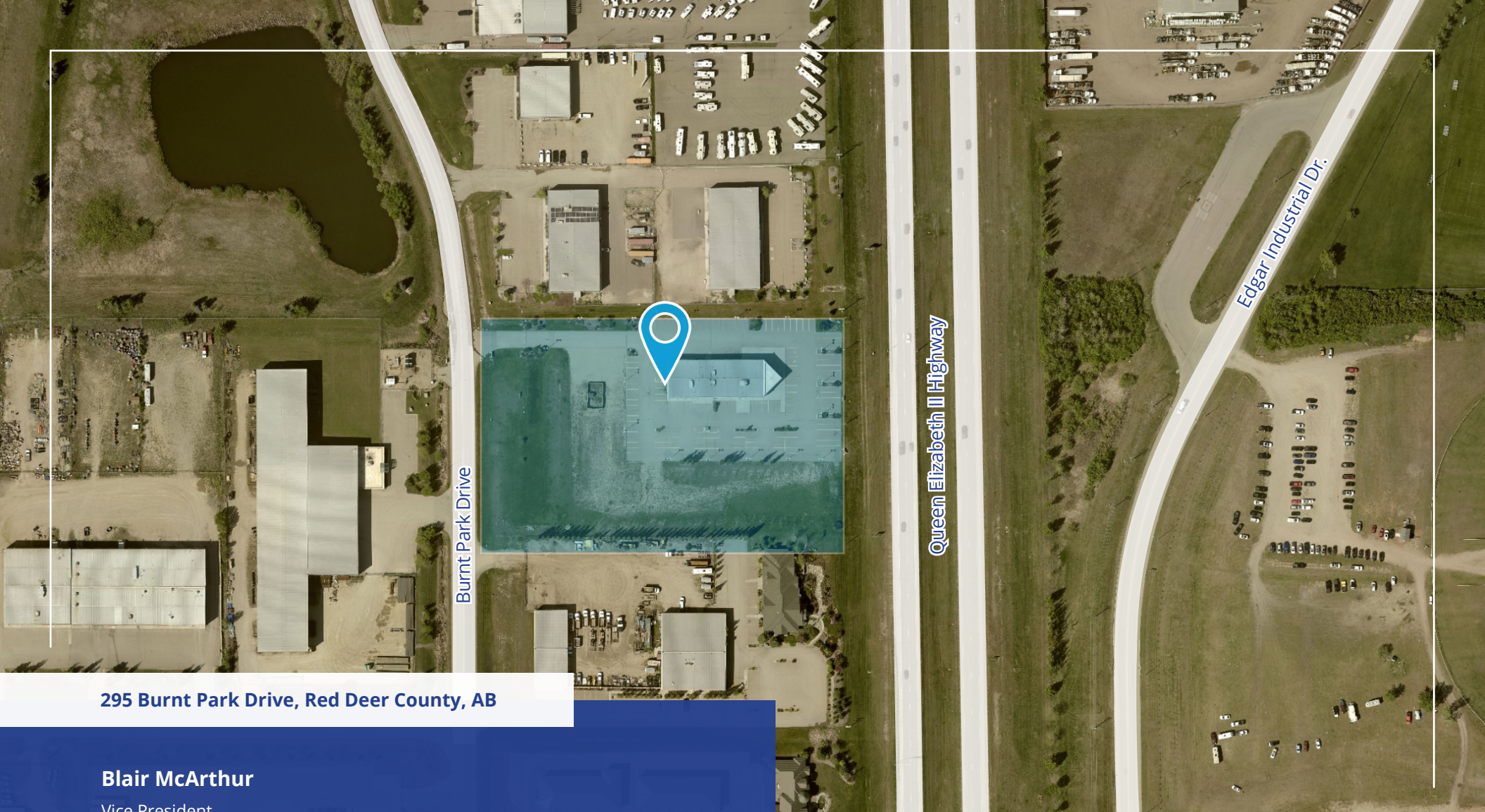


Reception



Warehouse





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