

WELL-MAINTAINED INDUSTRIAL PROPERTY

# FOR SALE & LEASE

259 Burnt Park Drive, Red Deer County



**LOCATION:**

Burnt Lake  
Industrial



**PROPERTY SIZE:**

20,887 Sq Ft  
(Footprint)  
3.36 Acres



**ZONING:**

BSI - Business  
Service Industrial



**LEASE PRICE:**

\$13.00 PSF  
NNN: \$4.20 PSF



**SALE PRICE:**

\$4,100,000.00  
+ Taxes

**PRESENTED BY**

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**WWW.REDDEERCOMMERCIAL.COM**

# THE PROPERTY

259 BURNT PARK DRIVE, RED DEER COUNTY

## INDUSTRIAL OFFICE AND SHOP FOR SALE OR LEASE

20,887 SF industrial building with 4,000 SF ± second floor office, situated on 3.36 Acres of land in Burnt Lake Industrial Park. This property includes:

» **Office space over 2 floors:**

- Large Reception Area
- Multiple Private Offices
- Boardroom
- Staff Lunchroom
- Washrooms on Both Floors
- Storage & Utility Rooms

» **Excellent visibility from Highway 2**

» **3.36 Acres**

» **Easy access to Highway 11 & 2**

» **Zoning = BSI - Business Service Industrial**

» **800 AMP Phase 3 Power**

» **120 /208 Voltage**

» **Large Fenced Compound Yard**

» **Paved Road & Parking**

» **Shop space contains:**

- 3 Separate Areas
- 9 Drive In Bays:
  - 6 - 12' x 14' Overhead Doors
  - 3 - 14' x 14' Overhead Doors
- Wash Bay

Additional Rent is estimated at \$4.20 per SF for the 2026 budget year.

There is the potential to demise the building into 2 or more separate units for long-term, qualified tenants.



# PROPERTY DETAILS

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<b>MUNICIPAL:</b>	259 Burnt Lake Drive, Red Deer County, AB, T4S 2L4
<b>LEGAL LAND DESCRIPTION:</b>	Plan 0222967 Block 1 Lot 1
<b>TOTAL SIZE:</b>	Total Size of Building & Yard <b>SF of Building = 20,887 SF (Footprint)</b> <b>Size of Property = 3.36 Acres</b>
<b>YEAR BUILT:</b>	2005
<b>ZONING:</b>	BSI - Industrial Business Service
<b>PARKING:</b>	Ample parking available.

## FINANCIAL DETAILS

### FOR LEASE

<b>LEASE PRICE:</b>	<b>\$13.00 PSF / \$22,627.58 Monthly</b>
<b>NNN:</b>	<b>\$4.20 PSF / \$7,310.45 Monthly</b>
<b>TOTAL:</b>	<b>\$29,938.03 Monthly</b>

\*Plus GST

### FOR SALE

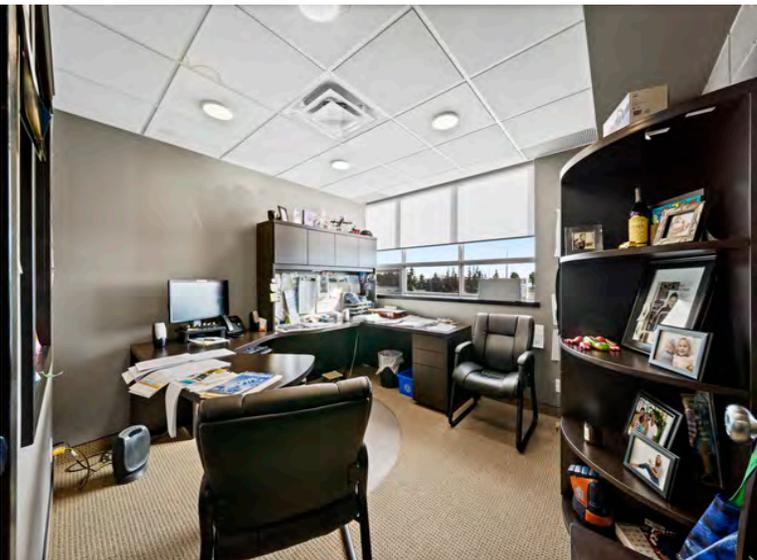
<b>SALE PRICE:</b>	<b>\$4,100,000.00</b>
<b>TAXES:</b>	<b>\$53,107.00 for 2025</b>

\*Plus GST

**PROPERTY TOUR**



# PROPERTY PHOTOS



# MORE PROPERTY PHOTOS



# MORE PROPERTY PHOTOS



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