

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: \$3.00 PSF



SALE PRICE:

\$4,100,000.00
+ Taxes

PRESENTED BY

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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 \$3.00 per SF for the 2025 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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MUNICIPAL:	259 Burnt Lake Drive, Red Deer County, AB, T4S 2L4
LEGAL LAND DESCRIPTION:	Plan 0222967 Block 1 Lot 1
TOTAL SIZE:	Total Size of Building & Yard SF of Building = 20,887 SF (Footprint) Size of Property = 3.36 Acres
YEAR BUILT:	2005
ZONING:	BSI - Industrial Business Service
PARKING:	Ample parking available.

FINANCIAL DETAILS

FOR LEASE

LEASE PRICE:	\$13.00 PSF / \$22,627.58 Monthly
NNN:	\$3.00 PSF / \$5,221.75 Monthly
TOTAL:	\$27,849.33 Monthly

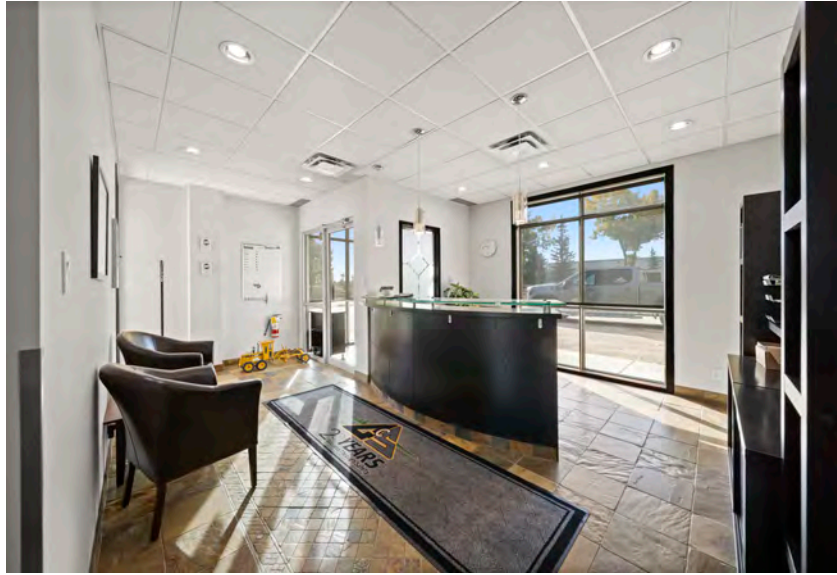
*Plus GST

FOR SALE

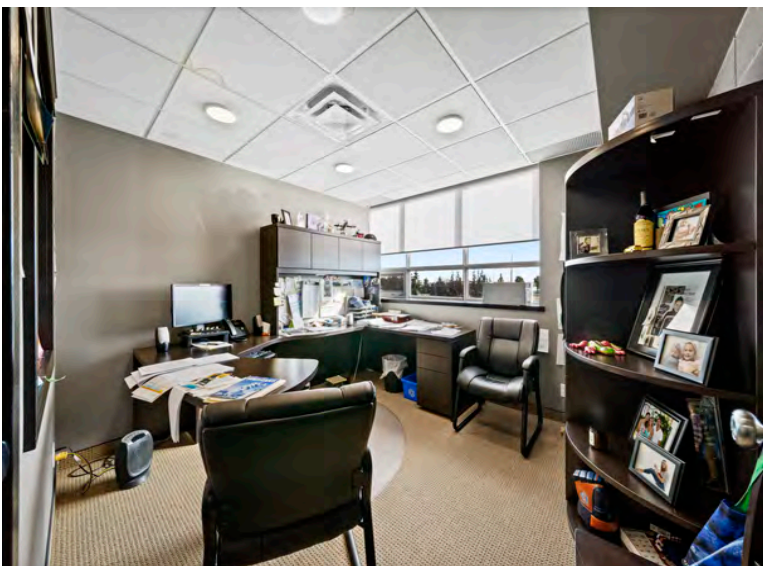
SALE PRICE:	\$4,100,000.00
TAXES:	\$53,107.00 for 2025

*Plus GST

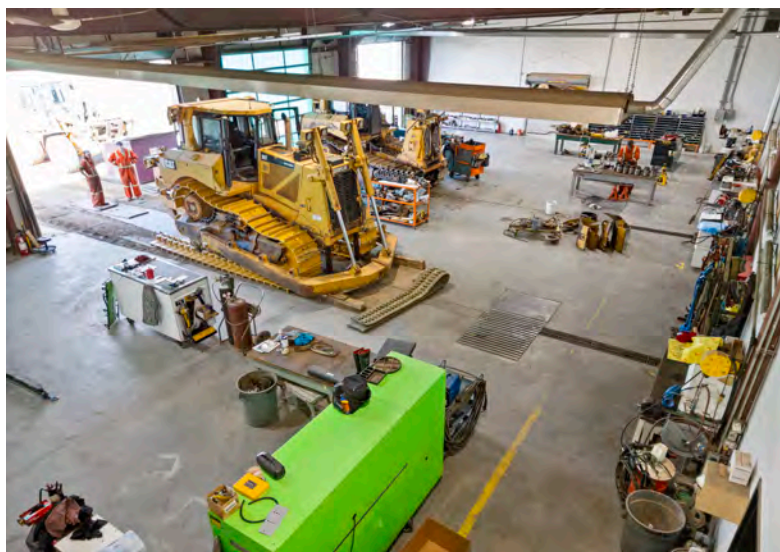
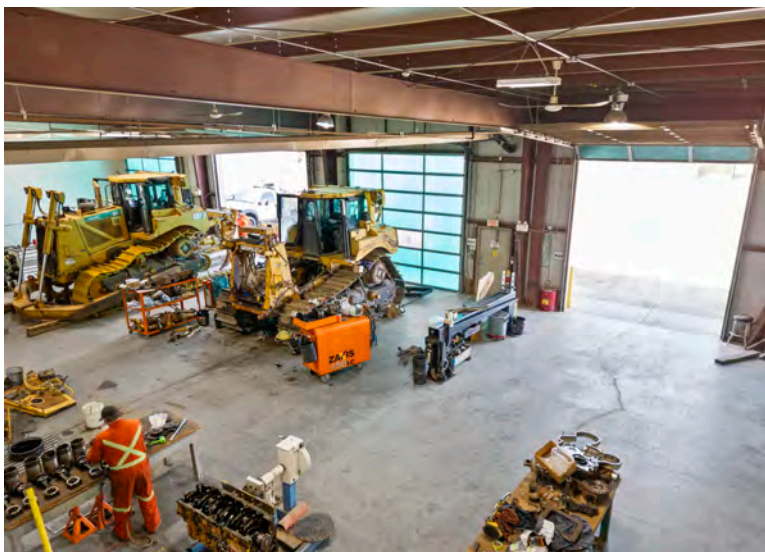
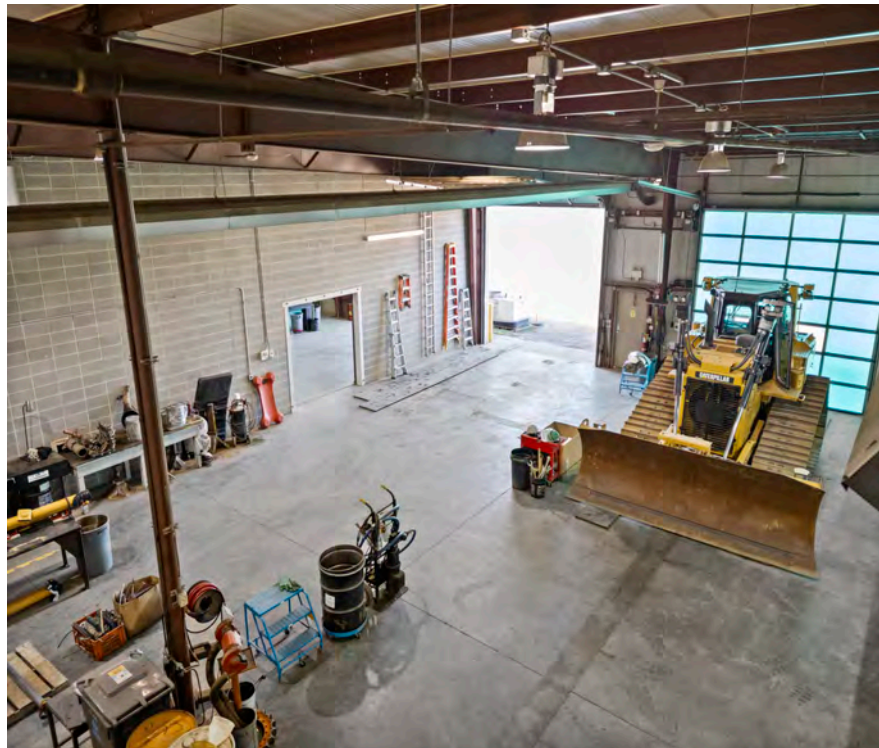
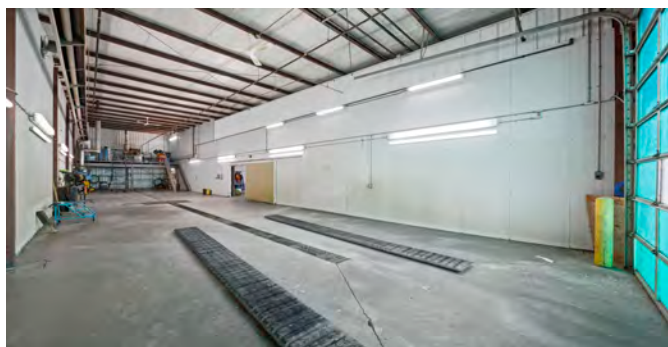
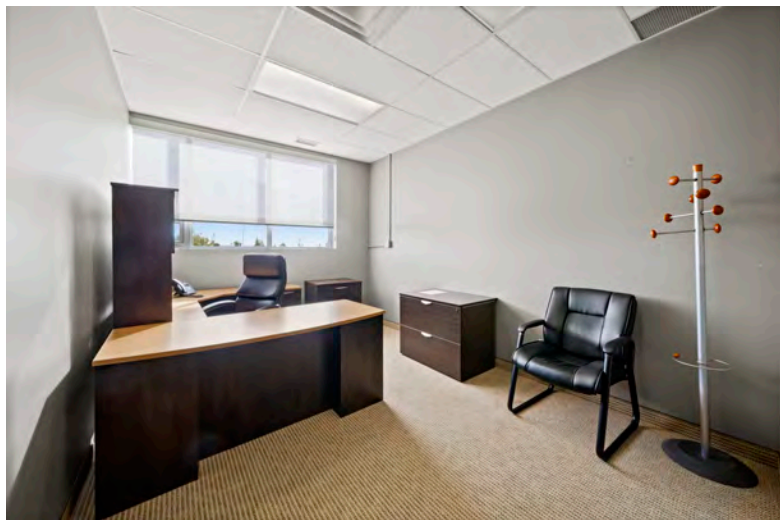
PROPERTY TOUR



PROPERTY PHOTOS



MORE PROPERTY PHOTOS



MORE PROPERTY PHOTOS



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ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE



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