

FOR SALE/LEASE

B1 & B2, 53 BURNT PARK DR., RED DEER



LOCATION:

Burnt Lake
Industrial Park



LEASE AREA:

±4,309
Square Feet



ZONING:

I-1
Industrial



PRICE:

\$649,000.00
\$14.00 Per SF

PRESENTED BY

CAM TOMALTY

403.350.0075
cam@remaxcprd.com

JEREMY MAKILA

403.373.7333
jeremy@remaxcprd.com

WWW.REDDERCOMMERCIAL.COM

THE PROPERTY

B1 & B2, 53 BURNT PARK DRIVE

Burnt Lake Industrial Park

±4,309 Square Foot double end unit featuring a front office area and shop space with overhead doors and a storage mezzanine.

- » 1,225 SF Office Space
- » Large Reception Area
- » (5) Private Offices
- » Staff Lunchroom
- » (2) Washrooms
- » 1 Accessible Through the Shop
- » 2,806 SF Shop
- » (2) 16' x 16' Overhead Doors
- » 1,349 SF Storage Mezzanine
- » 88' x 30' Dedicated Yard Space
- » Paved Parking in Front
- » Zoning = I-1 - Industrial Business Services

This property is listed for both sale and lease. Additional Rent is estimated at \$6.09 per SF for the 2025 budget year.



PROPERTY DETAILS

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|--------------------------------|---|
| MUNICIPAL: | B1 & B2, 53 Burnt Park Drive, Red Deer |
| LEGAL LAND DESCRIPTION: | Condominium Plan 0823587 Units 8 & 9 |
| TOTAL AREA: | ± 4,309 Sq. Ft. |
| ZONING: | I-1 - Industrial Business Services |
| PARKING: | Designated Parking In Front |
| SALE PRICE: | \$649,000.00 |
| LEASE PRICE: | \$14.00 Per SF |
| ADD. RENT: | \$6.09 Per SF |
| TOTAL COST: | = \$7,213.95 Monthly |
| TAXES: | \$3,841.00 (2025) |

Includes: Building Insurance & Property Taxes

* Tenant is responsible for GST

** Tenant is responsible for all utilities

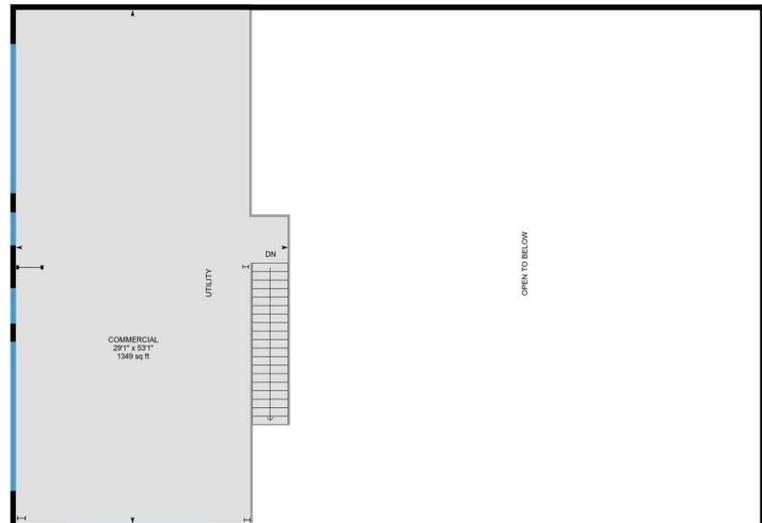
PROPERTY TOUR



Main Floor



Mezzanine



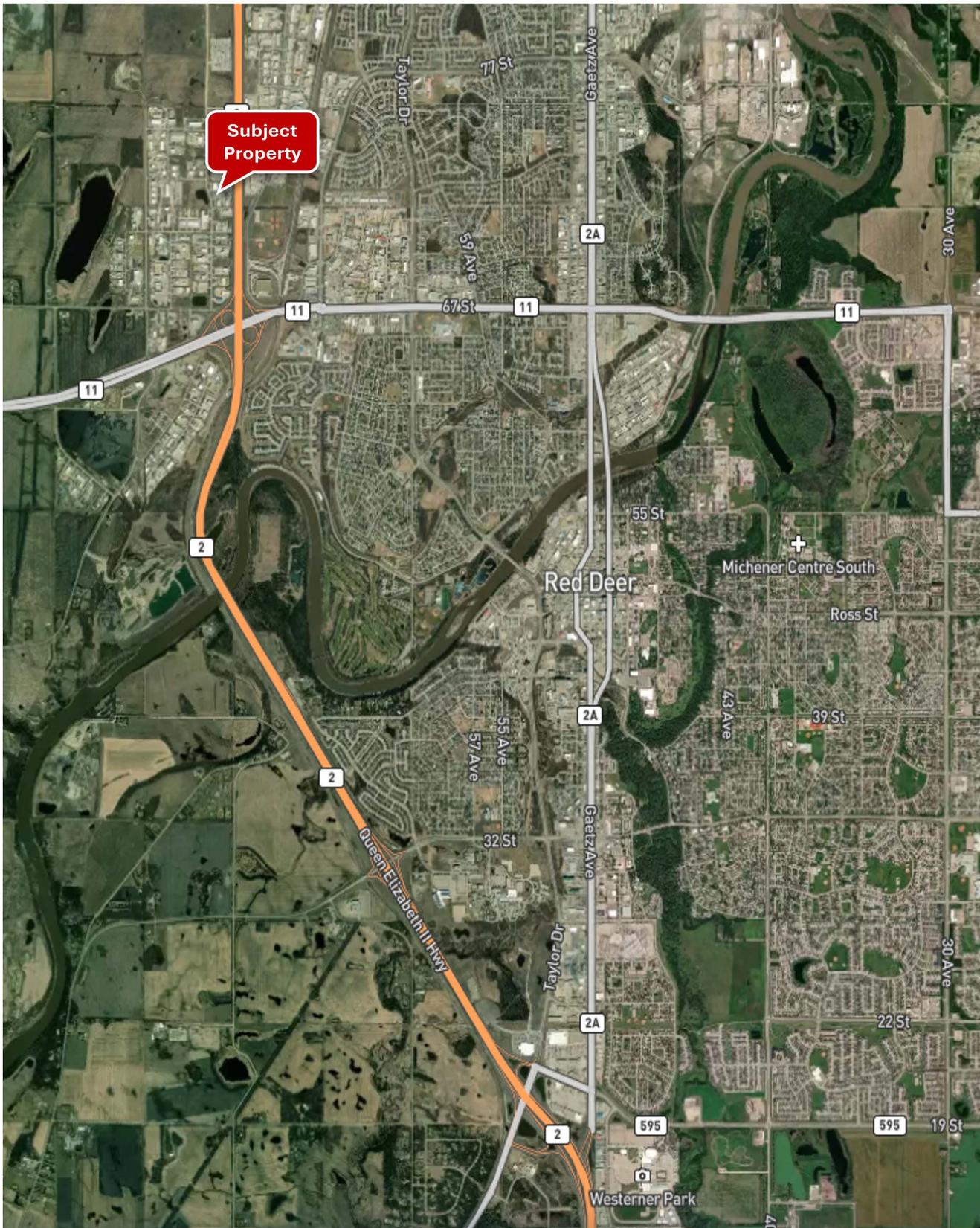
PROPERTY PHOTOS



MORE PROPERTY PHOTOS



LOCATION / MAP



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REMAX
COMMERCIAL
PROPERTIES

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

REMAX
COMMERCIAL
PROPERTIES

YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER

#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777

www.reddeercommercial.com