RE/MAX COMMERCIAL PROPERTIES

WE ARE COMMERCIAL

FOR SALE & LEASE

201 Kuusamo Drive, Red Deer County

LOCATION:
Kuusamo Industrial

SITE AREA:
2.99 Acres

BUILDING SIZE:
11,200 SF

ZONING:
MI - Industrial

PRICE:
$1,990,000.00
$12.00 PSF

PRESENTED BY

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THE PROPERTY
201 KUUSAMO DRIVE

FOR SALE OR LEASE - 11,200 SF standalone industrial building on 2.99 acres located in Kuusamo Industrial Park:

± 1,168 SF Office Area including:

- Reception Area
- Private Offices
- Staff Lunchroom
- Laundry Room
- (2) Washrooms
- Multiple Storage Areas

± 10,032 SF of Shop Space including:

- Wide-Open Shop
- 22′ Ceilings
- 600 AMP Power
- Multiple Overhead Doors (16′ - 18′ High)

Additional Details:

- 7,500 SF Cold Storage Quonset
- Direct Exposure to Highway 11
- Graveled, Fully Fenced Yard
- MI - Zoning

The property is listed for sale at $1,990,000.00 and for lease for $12.00 per SF. Additional Rent is TBD for the 2026 budget year.

PROPERTY DETAILS/ PHOTOS

PROPERTY DETAILS

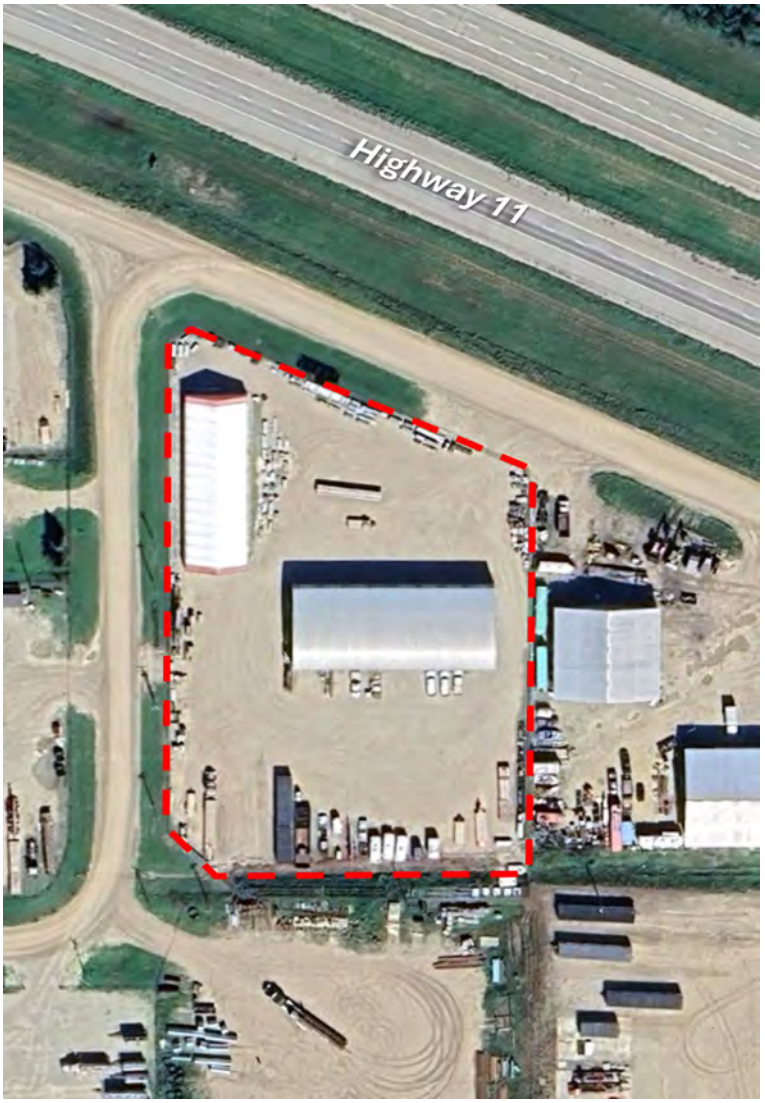
MUNICIPAL:	201 Kuusamo Drive, Red Deer County
LEGAL LAND DESCRIPTION:	Condominium Plan 9821367 Unit 2
TOTAL SIZE:	**SF of Building = 11,200 SF** **Size of Property = 2.99 Acres**
YEAR BUILT:	2005
ZONING:	MI - Medium Industrial
PARKING:	Fully Graveled Lot

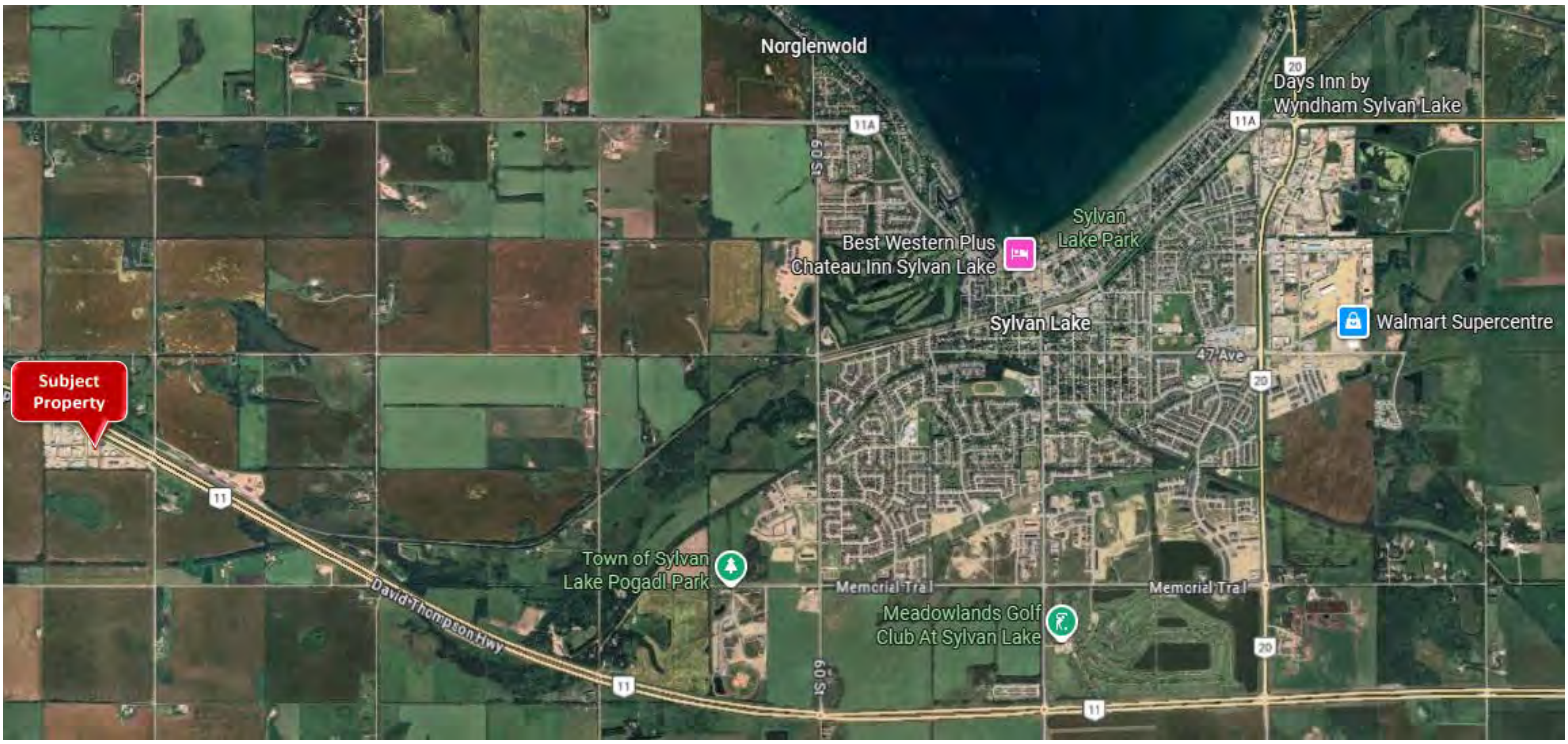
FOR SALE

SALE PRICE:	**$1,990,000.00**
TAXES:	TBC

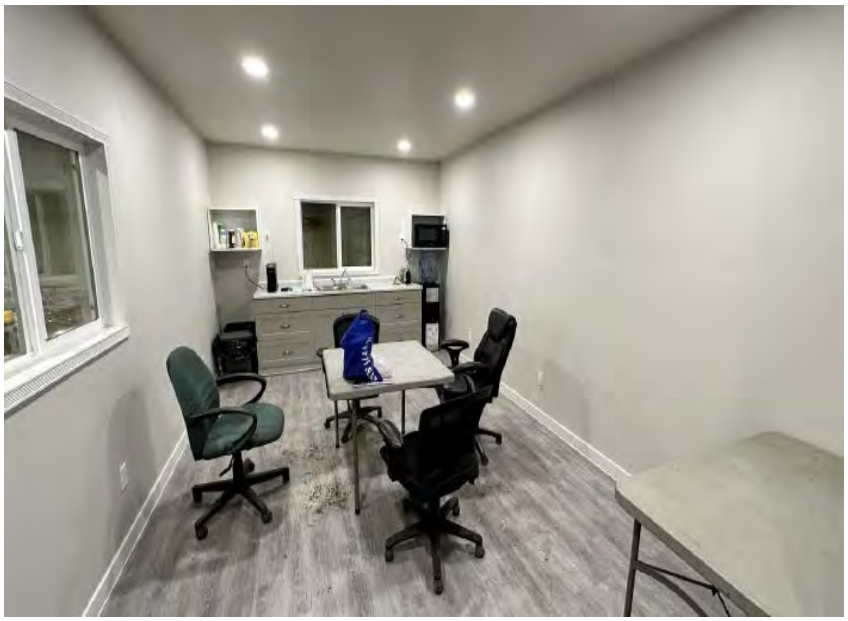
FOR LEASE

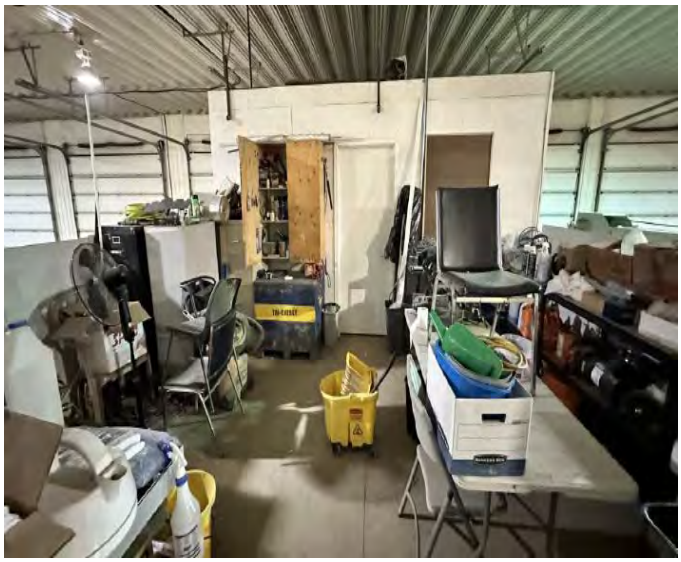
LEASE PRICE:	**$12.00 PSF**
ADD. RENT:	TBD



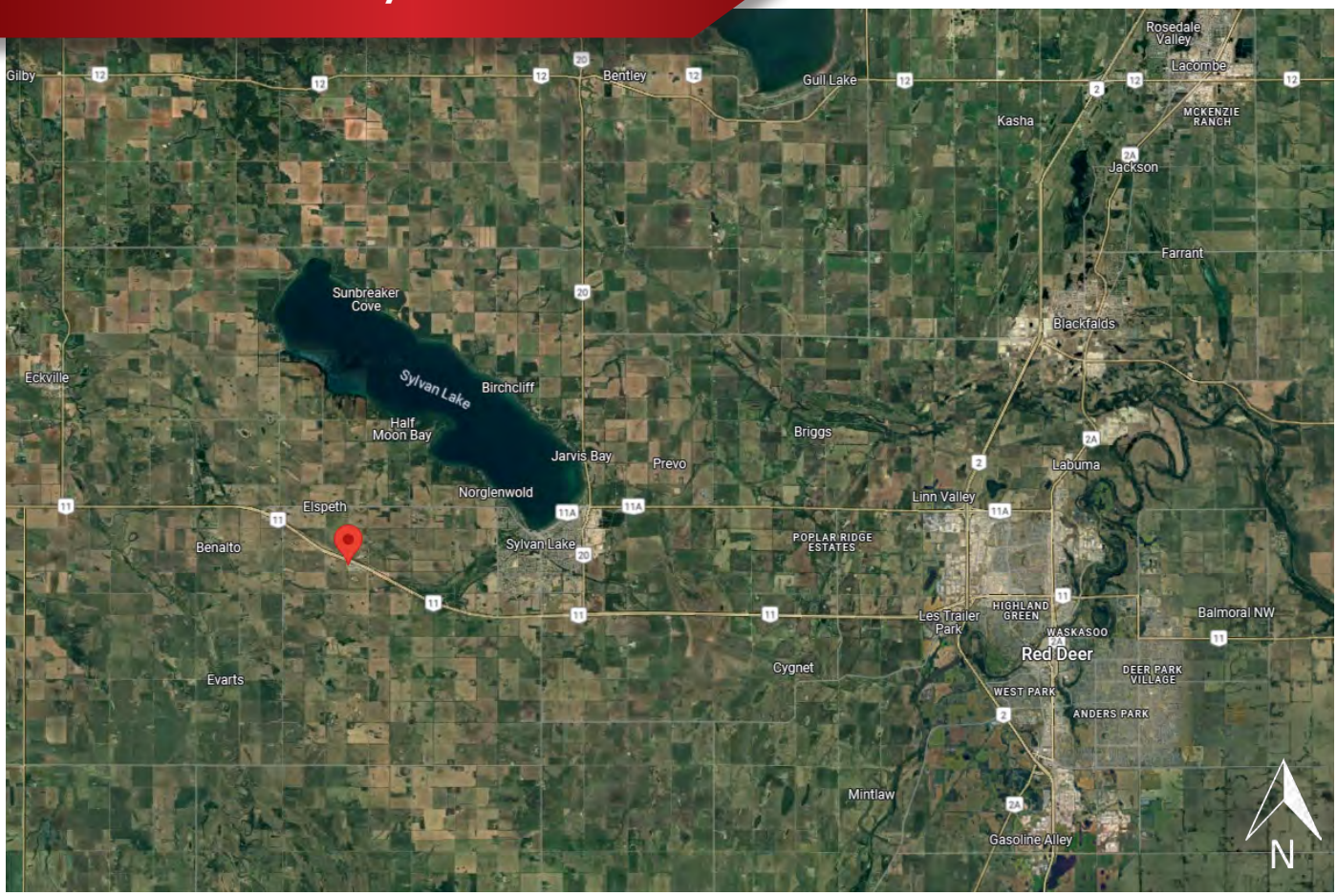


PHOTOS





LOCATION / MAP



OVERVIEW AREA

Located in the Kuusamo Industrial Park within Red Deer County, this area lies about 10 kilometers west of the Sylvan Lake town center. It offers a semi-rural setting with a mix of residential properties, recreational facilities, and light industrial businesses. The location provides convenient access to Sylvan Lake via Range Road 22 and Township Road 384 and other surrounding areas.

SYLVAN LAKE - 10.3 KM **(10 Min)**

BENALTO - 8.7 KM **(7 Min)**

ECKVILLE - 18.5 KM **(15 Min)**

RED DEER - 29 KM **(24 Min)**

BLACKFALDS - 36.7 KM **(27 Min)**

LACOMBE - 48.9 KM **(35 Min)**

THE INFORMATION CONTAINED HERE IN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

RE/MAX COMMERCIAL PROPERTIES

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

RE/MAX COMMERCIAL PROPERTIES

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