

FOR SALE/LEASE

53 BURNT PARK DRIVE
RED DEER, AB





About the Property

For sale or lease, this 12,960 SF freestanding industrial building is strategically located directly along the QEII in Burnt Park Industrial Park. Designed to accommodate various business needs, the building features minimal office space and a large, open shop area that can be customized. The shop includes six overhead doors and numerous east-facing windows, providing abundant natural light.

The second floor enhances functionality with a lunchroom/kitchenette and a meeting room. The property also boasts paved parking in the front, partially paved area in the back, and is fully fenced for added security. Immediate possession is available, allowing for a swift transition into this versatile space.

Conveniently positioned, this property offers quick access to major transportation routes, including Highway 11A, Highway 11, and the QEII, making ideal for businesses needing efficient logistics and excellent visibility. Don't miss out on this prime industrial space.

Connections to the city water and sewer systems have been approved, and work is set to commence immediately.

LEGAL DESCRIPTION

Plan 0823587, Lots 1-3

BUILDING SIZE

12,960 SF

LOCATION

Burnt Lake Business Park

ZONING

I1B/AD - Industrial (Business Service and Automobile Dealership) District

LEASE RATE

~~\$14.00 PSF~~ **\$12.00 PSF**

ADDITIONAL RENT

\$4.69 PSF

MONTHLY RENT

\$18,025.20 + GST

SALE PRICE

~~\$2,460,000~~ **\$2,250,000**

POSSESSION

Immediate

Property Details

SIZE

12,960 SF

LOADING

(6) 16' x 16' Overhead Doors

HVAC

Radiant Heat

LIGHTING

Fluorescent

CEILING HEIGHT

19'86" - 22'05" approx.

DRAINAGE

Double Compartment

POSSESSION

Immediate

YEAR BUILT

2007

PROPERTY TAXES

A1: \$ 13,583.00

A2: \$ 13,583.00

A3: \$ 14,017.00

Total: \$ 41,183.00

YARD

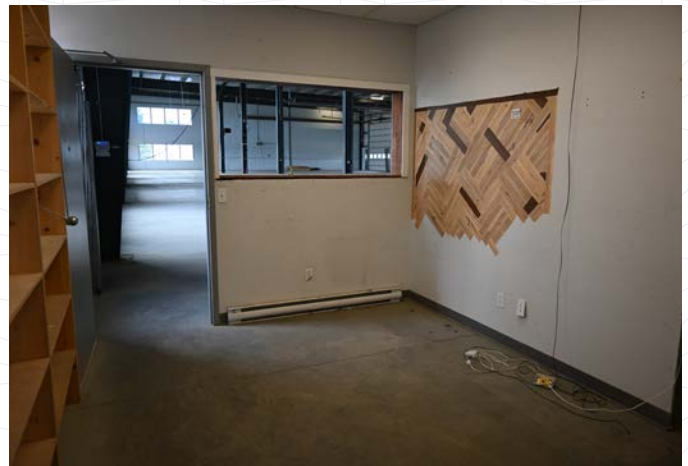
Fenced, paved, and partially graveled

PARKING

Paved parking in front of the building

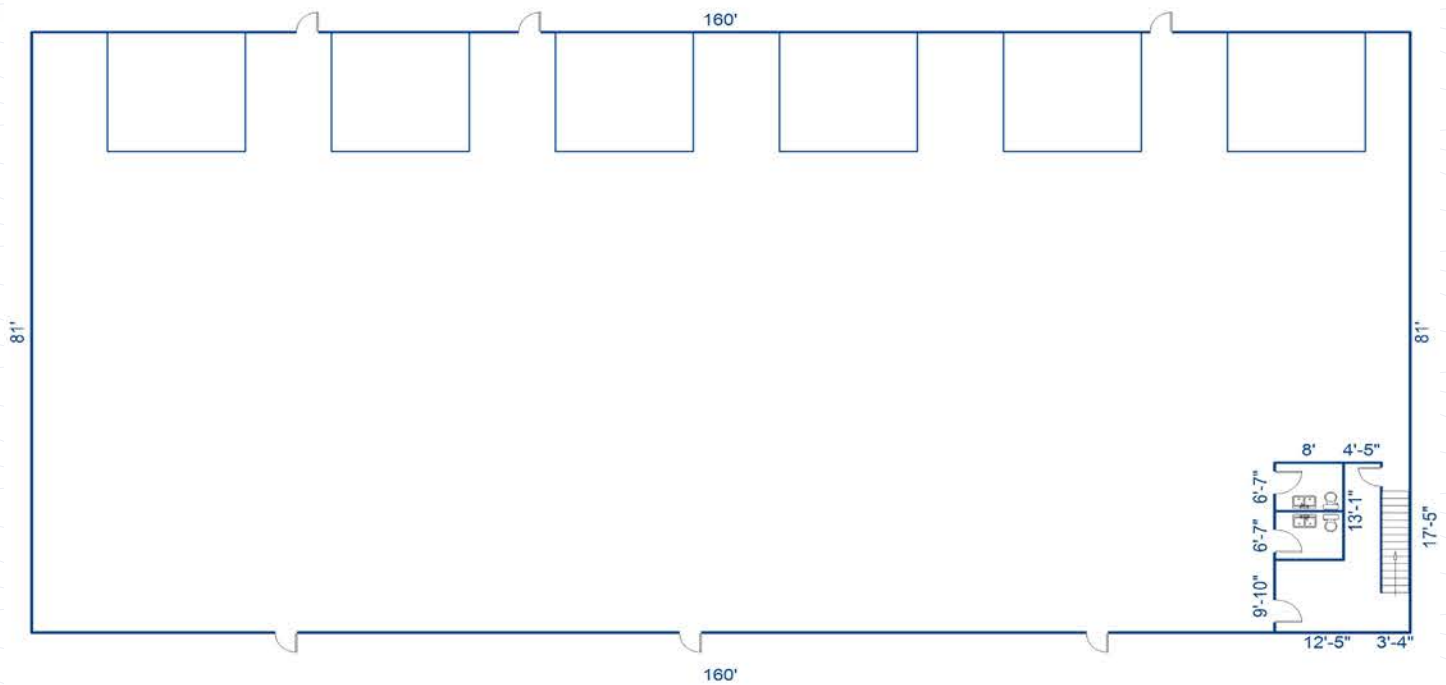
OFFICE FEATURES

- › (1) Private Office
- › Lunchroom
- › Meeting Room
- › (2) Washrooms

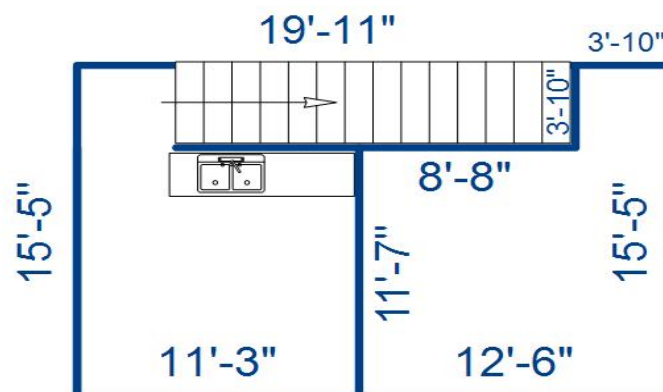




MAIN FLOOR



SECOND FLOOR





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