

# FOR LEASE

5 BURNT VALLEY AVENUE  
RED DEER, AB



## About the Property

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This 7,500 SF industrial unit in the newer Burnt Lake Business Park offers an ideal combination of office and shop space, perfect for businesses seeking a functional and attractive setting. Conveniently located with quick access to Highway 11 and the QEII, the property sits on 1.29 acres with a fully fenced, gravel yard and ample paved parking.

The main floor features six well-sized offices, a reception area, and washroom, while the second floor adds five more offices, a large boardroom, and another washroom. Most offices benefit from natural light thanks to the plentiful windows.

The shop space impresses with high ceilings (26' to 28') and bright, airy conditions, enhanced by windows along the exterior wall and overhead sunshine panels. The space is equipped with two 16'x16' powered overhead doors, ideal for easy access and operations.

This unit is built to high standards, offering a professional environment inside and out. With only Unit 130/140 remaining, this is a rare opportunity in a prime industrial location.

### LEGAL DESCRIPTION

Plan 1121125, Block 1, Lot 32

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### UNIT SIZE

7,500 SF

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### LOCATION

Burnt Lake Business Park

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### ZONING

I1 - Industrial Business Service

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### LEASE RATE

\$12.80 PSF *(based on the total rentable area)*

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### ADDITIONAL RENT

\$5.10 PSF *(based on the footprint)*

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### TOTAL MONTHLY RENT

\$10,550.00 + GST

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### POSSESSION

Immediate

## Units 130-140

### UNIT SIZE

Main Floor: 6,000 SF (approx.)  
Second Floor: 1,500 SF (approx.)  
Total: 7,500 SF (approx.)

### LEASE RATE

\$12.80 PSF (based on the total rentable area)

### ADDITIONAL RENT

\$5.10 PSF (based on the footprint)

### MONTHLY RENT

\$10,550.00 + GST

### POSSESSION

October 1, 2025

### LOADING

(2) 16' x 16' Powered Overhead Doors

### HVAC

Radiant Heating/Air Conditioned Offices

### CEILING HEIGHT

26' Approx. At the eave increasing to approx. 28' at the centre

### LIGHTING

T5

### YARD

Common fenced yard; gravel compacted

### FEATURES

- › North half of building (6,000sf Footprint)
- › Main floor development includes 6+ good-sized offices, reception and washroom
- › 2nd floor is 1,500 SF and features an additional (5) offices, washroom and large boardroom
- › Most of the offices throughout have windows
- › Very bright shop space with windows along the entire north exterior wall and sunshine panels in the overhead doors
- › Large aprons in front of the overhead doors







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