

**B1 & B2, 53 Burnt Park Drive  
Red Deer, Alberta**

**MLS # A2263419**

**\$649,000**



**Division:** East Burnt Lake

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,309 sq.ft.

**Zoning:** I-1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in Burnt Lake Industrial Park, this 4,309 SF double unit features a reception area, five private offices, a staff lunchroom, and two washrooms (one of which is accessible from the shop). The shop is wide-open with (2) 16' x 16' overhead doors and a large storage mezzanine. There is 2,640 SF (88' x 30') of dedicated yard space behind the building and ample paved parking available directly in front. This is an excellent location, with easy access to Highway 11 and Highway 2. The property is also available for lease.