

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

**MLS # A2263426**



**\$14 per sq.ft.**

**Division:** East Burnt Lake

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**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. Additional Rent is \$6.09 per square foot for the 2025 budget year. This is an excellent location, with easy access to Highway 11 and Highway 2. The property is also available for sale.