

\$13 - 259 Burnt Park Drive, Rural Red Deer County

MLS® #A2260306

\$13

0 Bedroom, 0.00 Bathroom,
Commercial on 3.36 Acres

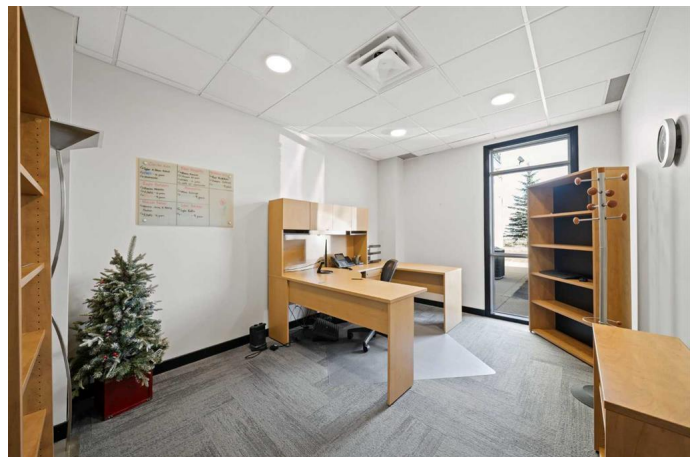
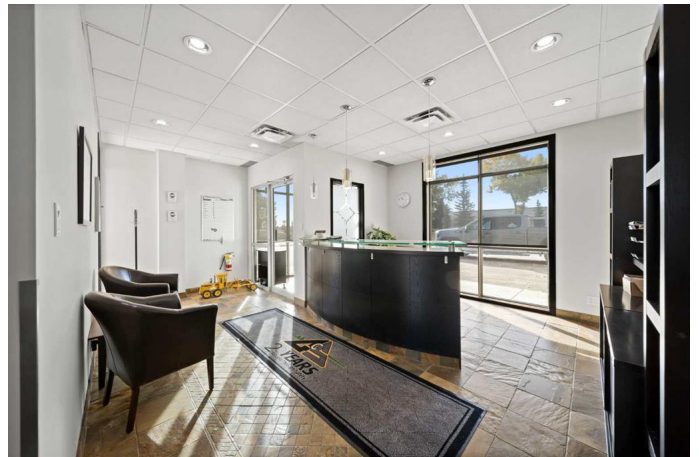
Burnt Lake Indust. Park, Rural Red Deer
County, Alberta

This well-maintained industrial building on 3.36 acres is available for lease. The building is 20,887 SF (footprint) with a 4,000 SF $\hat{\pm}$ fully developed mezzanine built-out for office use. There is a large reception/waiting area, multiple private offices, a boardroom, staff lunchroom, storage space, and washrooms on both floors. The shop is split into 3 separate areas with (9) drive-in bays including (6) 12' x 14' overhead doors and (3) 14' x 14' overhead doors, a wash bay, and the building is equipped with 800 AMP Phase 3 Power. There is a large fenced compound yard with ample paved parking available. The property offers excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2. There is the potential to demise the building for a long term, qualified tenant. with 4,500 SF options up to 13,300 SF $\hat{\pm}$. Additional Rent is estimated at \$3.00 PSF for the 2025 budget year. The property is also available for sale.

Built in 2005

Essential Information

MLS® #	A2260306
Price	\$13
Bathrooms	0.00
Acres	3.36
Year Built	2005



Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	259 Burnt Park Drive
Subdivision	Burnt Lake Indust. Park
City	Rural Red Deer County
County	Red Deer County
Province	Alberta
Postal Code	T4S 2L4

Additional Information

Date Listed	September 29th, 2025
Days on Market	40
Zoning	BSI

Listing Details

Listing Office	RE/MAX Commercial Properties
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