

\$4,100,000 - 259 Burnt Park Drive, Rural Red Deer County

MLS® #A2260282

\$4,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 3.36 Acres

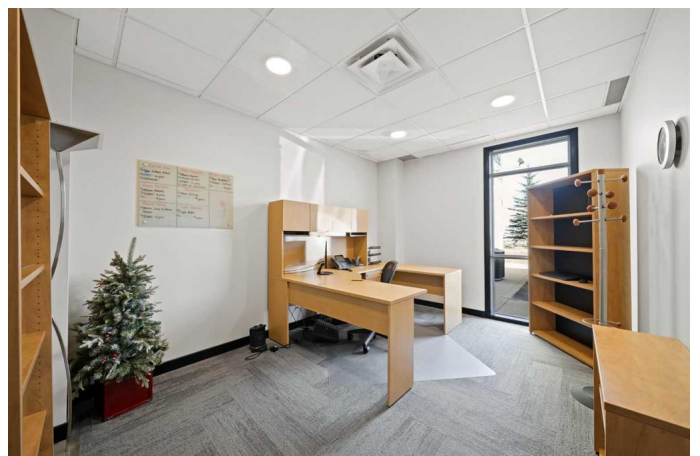
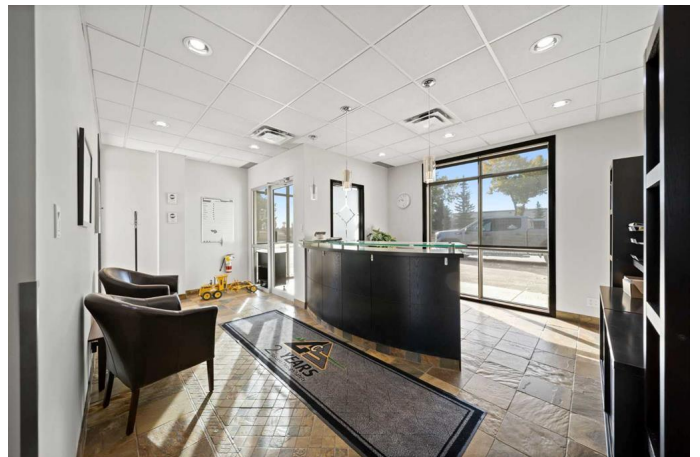
Burnt Lake Indust. Park, Rural Red Deer
County, Alberta

This well-maintained industrial building on 3.36 acres is available for sale. The building is 20,887 SF (footprint) with a 4,000 SF $\pm$ 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. Excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2. The property is also available for lease with the potential to demise the building for a long term, qualified tenant.

Built in 2005

Essential Information

MLS® #	A2260282
Price	\$4,100,000
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	11
Zoning	BSI

Listing Details

Listing Office	RE/MAX Commercial Properties
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.