



Team Kemshead, Williamson, Perry  
& Associates

 [commercialandsales.com](http://commercialandsales.com)

 [@mike@advantagecommercial.ca](mailto:mike@advantagecommercial.ca)



# For Sale

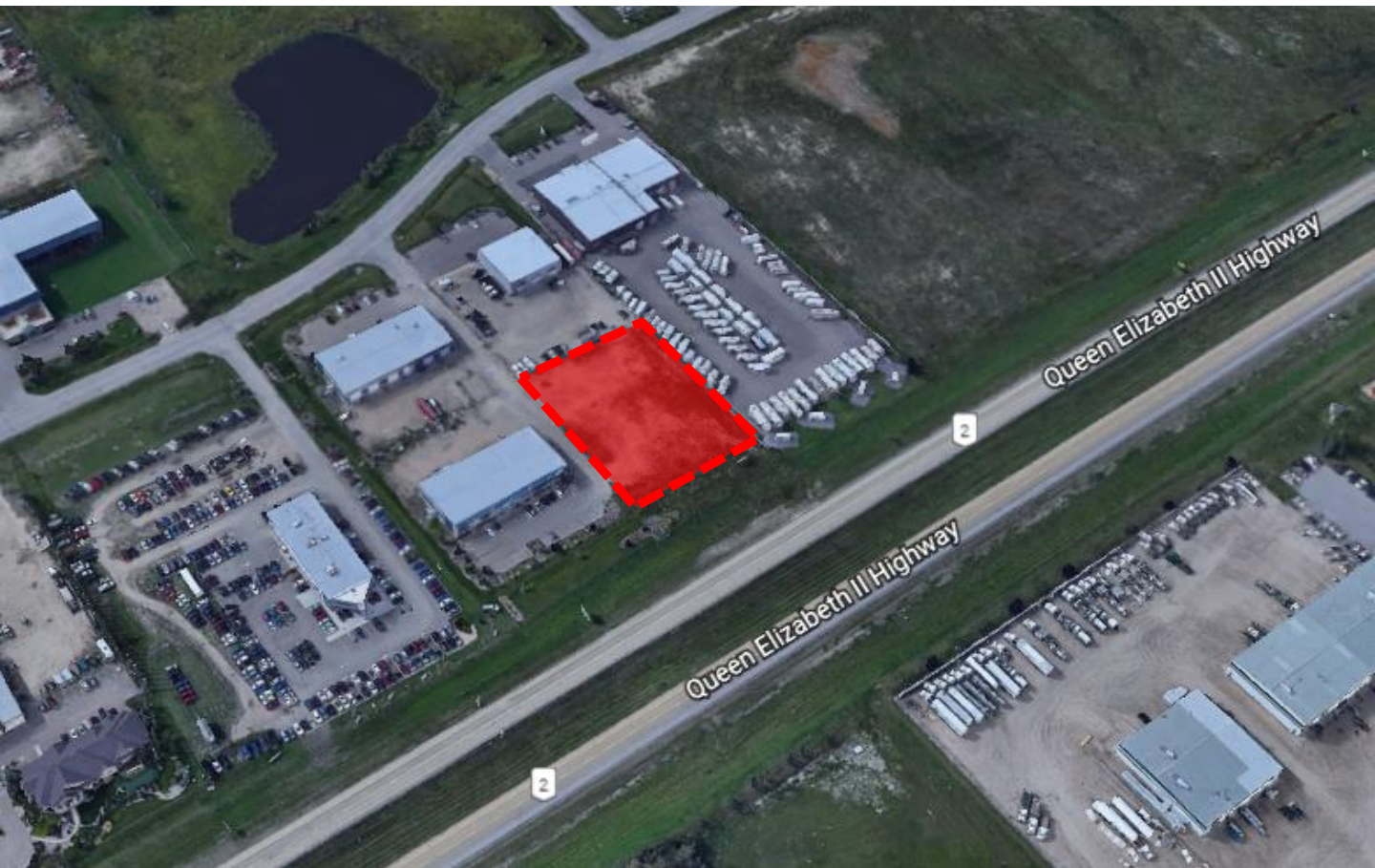
  

# 1.42 Acres

# Burnt Lake Industrial Park

# Highway QE2 Frontage



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403-346-6655



Century Centre, #203, 4807 – 50<sup>th</sup> Avenue  
Red Deer, Alberta, T4N 4A5



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# LEASE OPPORTUNITY

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**Municipal Address:**

55 Burnt Park Drive  
Red Deer, AB

**Legal Description:**

Lot 12 Block 1 Plan 182-0179

**Land Size:**

1.42 Acres

**Taxes:**

To Be Determined

**Availability:**

Immediate

**Zoning:**

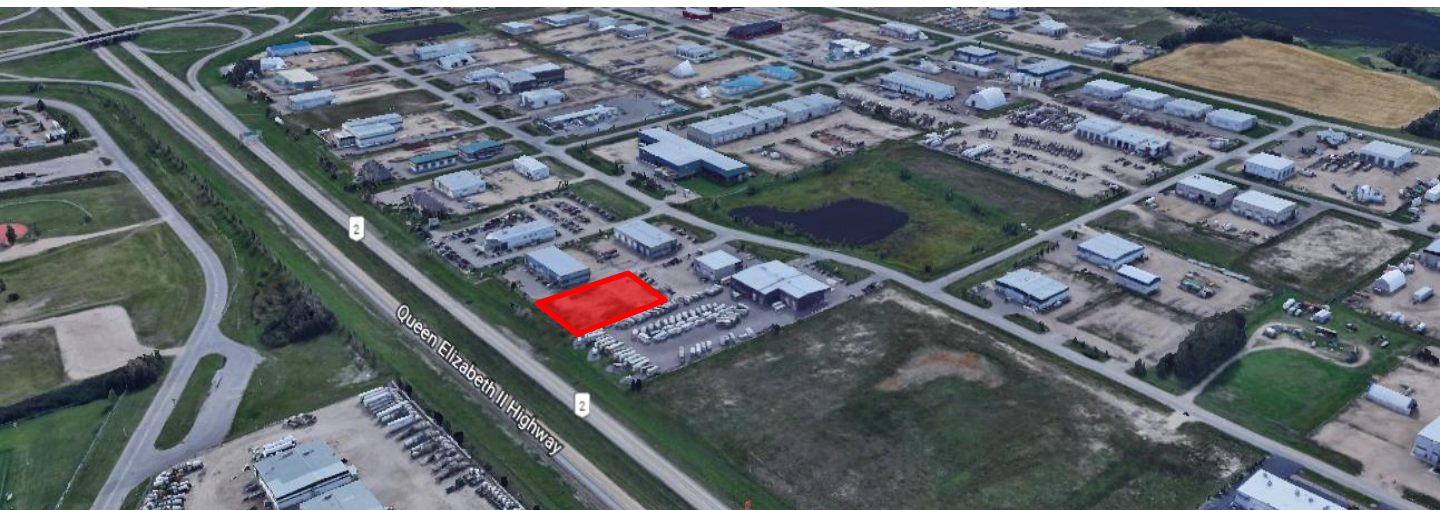
I-1 (Light Industrial)

**Sale Price (not including GST):**

\$702,900.00



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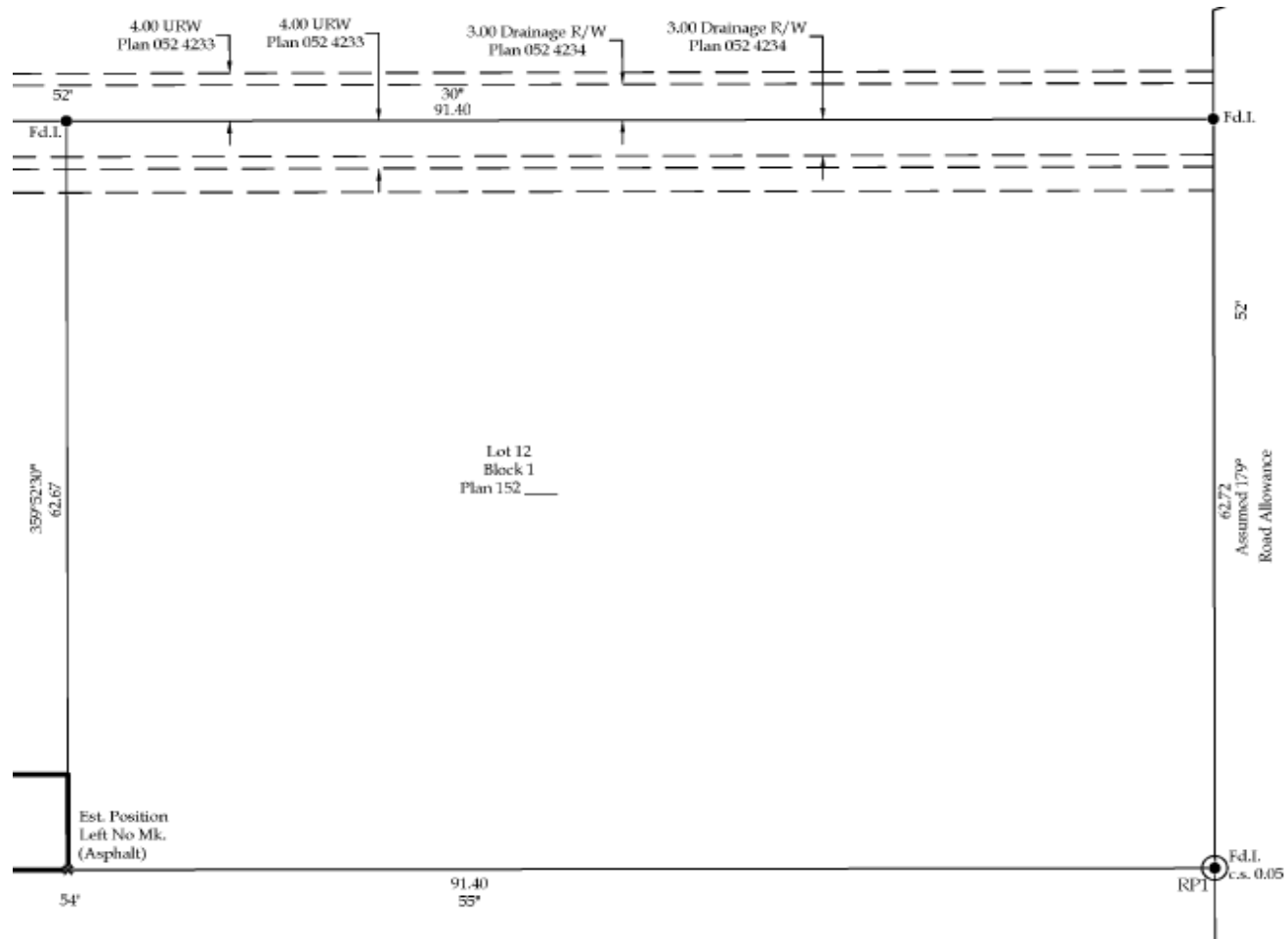


# Property Information:



## Features:

- 1.42 acres of leveled land;
- Highway QE2 exposure;
- Currently fenced on 2 sides;
- Ready for development;
- Serviced with water & sewer;
- Rare opportunity to purchase industrial zoned land of this size in the City;
- Burnt Lake and Queens Business Parks are experiencing continued growth;



The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.