ADVANTAGE COMMERCIAL
Century 21

FOR SALE/LEASE

Dynamic Projects

12,450sq.ft on 3.31 acres

331 Burnt Park Way, Red Deer County

@ joe@advantagecommercial.ca

403-346-6655

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

www.commerciallandsales.com

Advantage – Commercial is a Division of Century 21 - Advantage

SALE/LEASE OPPORTUNITY

Municipal Address:
331 Burnt Park Way, Red Deer County, AB

Legal Description:
Lot: 4 Block: 3 Plan: 012-2241

Shop: 10,080 Sq.Ft.
Office: 2,370 Sq.Ft.
Total: 12,450 Sq.Ft.

Land Size: 3.31 acres

Year Built: 2007

List Price: **$2,490,000.00**
*185.00/sq.ft. + $250K for extra 1 acre

Lease Rates: **$12.00/sq.ft. + $4.26/Sq.Ft.**
Total Monthly: $16,869.75

Taxes: $43,065.88– 2018
Zoning: BSI

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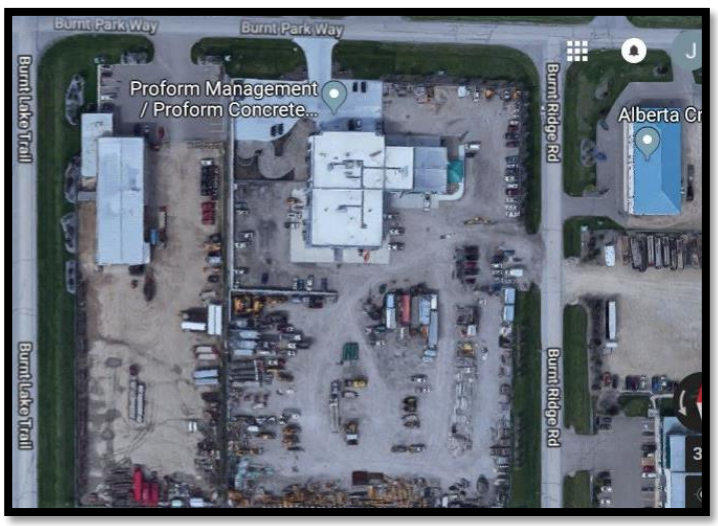

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which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

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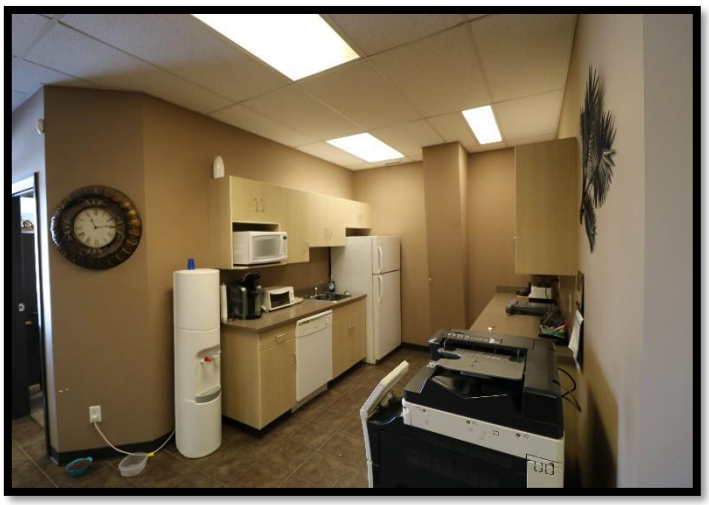

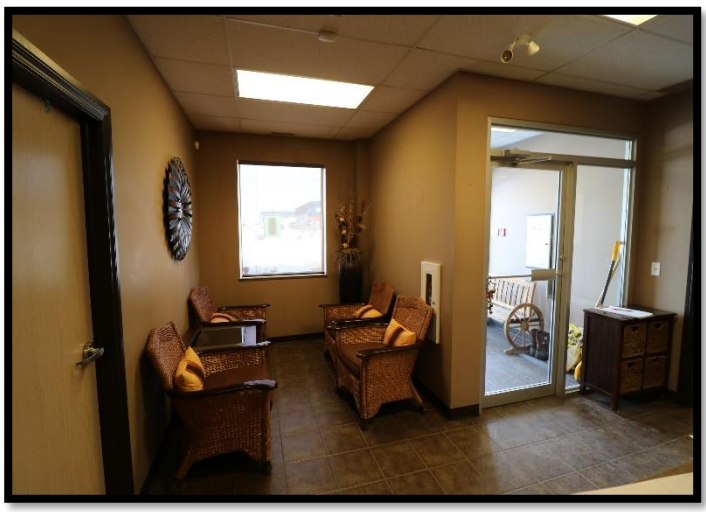

Office Development

- 3 Offices With Windows
- Large Reception Area
- Kitchen/Coffee Area- Sink
- Copy Room/Storage Room Just Off Reception
- Boardroom
- 1 Large Accessible Washroom
- Tile Flooring

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Shop

- 3 x 16'x20' OHD
- Drive Thru With 24'x20' OHDs
- 2 - 5 Ton Cranes 21' Hook Height
- Full Make Up Air
- Complete Exhaust System with 6 Individual Stations
- Compressed Air Piped Throughout Shop
- Exceptional Power Capacity (400amp/600v)
- Shop Foreman's Office
- Large Shop Kitchen/Staff Lounge Area With Sink
- Large Shop Locker Room/Washroom

Yard

- Fully Monitored
- Tons of Parking Front Paved, Back Gravelled
- On Own Septic
- Yard Plugins Along East Fence (up to 20 Trucks)
- Fully Fenced
- Engineered Steel Racking North/West End of Yard

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Location

Red Deer is located along one of the busiest corridors in Canada, at the crossroads of major air, rail, and ground transportation. The region has the transportation infrastructure required to move products, employees, and machinery to and from major production sites in the country.

- Easy access to Highway 2, (connects Alberta to the rest of Canada and the United States)
- Rail transport is provided by Canadian National (CN) and Canadian Pacific (CP)
- Edmonton International Airport is located 120 kilometers (75 miles) to the north
- Calgary International Airport is 140 kilometers (87 miles) to the south
- Red Deer Regional Airport is 12 kilometers (7.5 miles) southwest of the City of Red Deer and provides three flights daily to Calgary.

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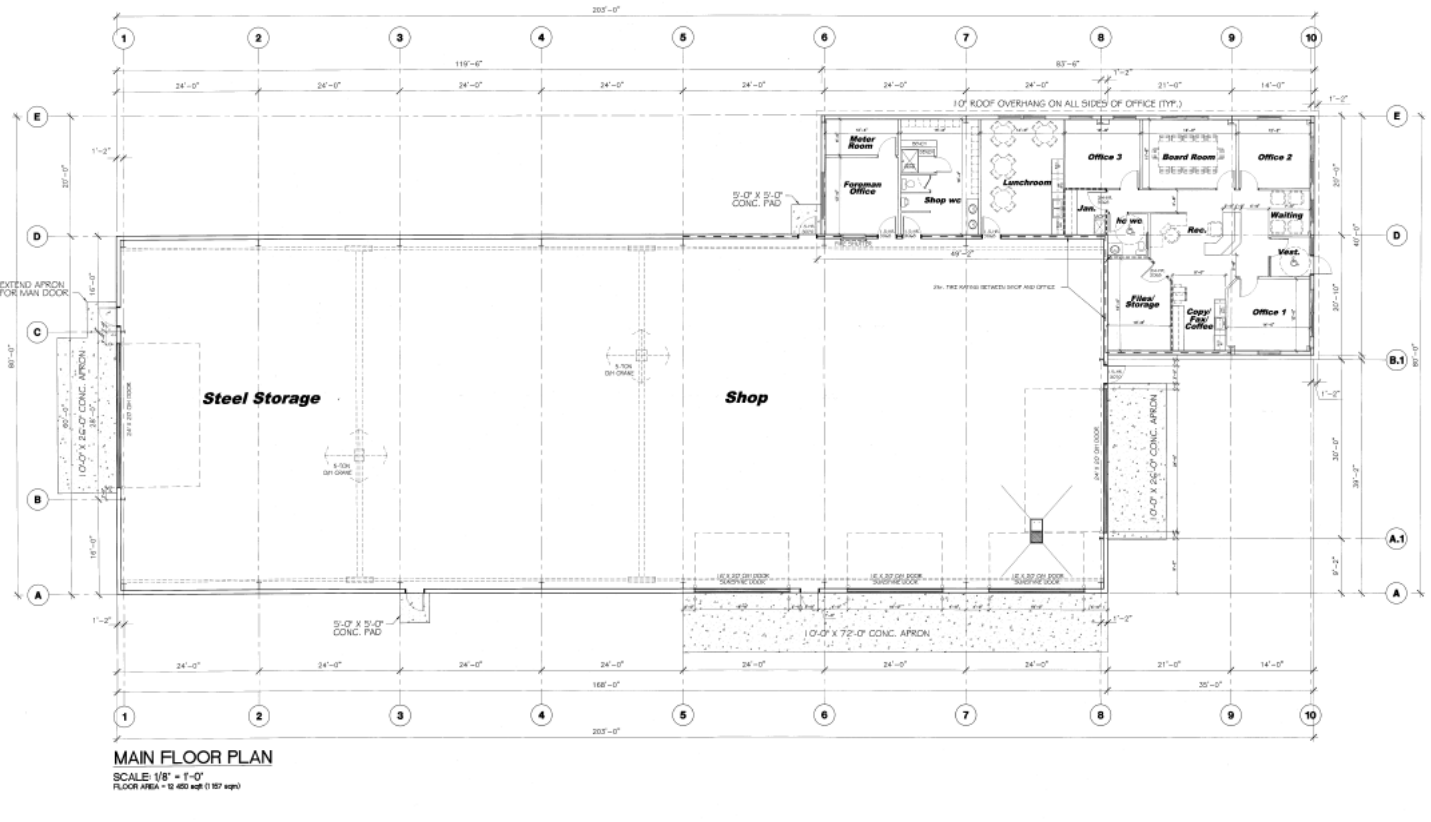
Floor Plan



MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR AREA = 12,450 sqft (1,157 sqm)

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