CENTURY 21 ADVANTAGE
COMMERCIAL®

FOR LEASE

13,042sf Corner Unit
Burnt Lake Park

Listing Agent – Mike Williamson
Email - mike@advantagecommercial.ca

403-346-6655

Parkland Mall Business Centre
#905, 4747 - 67th Street
Red Deer, Alberta T4N 6H3

www.advantagecommercial.ca

Advantage – Commercial
is a Division of Century 21 - Advantage

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Municipal Address:
Units 1 – 3, 15 Burnt Bluff Street Red Deer, AB

Legal Description:
Lot 31 Block 1 Plan 0627207

Building Area:
13,042sf

Base Rate:
$11.50/sf = $12,498.58/month

NNNs:
$3.80/sf = $4,129.97/month

Total Per Month:
$16,628.55 plus GST

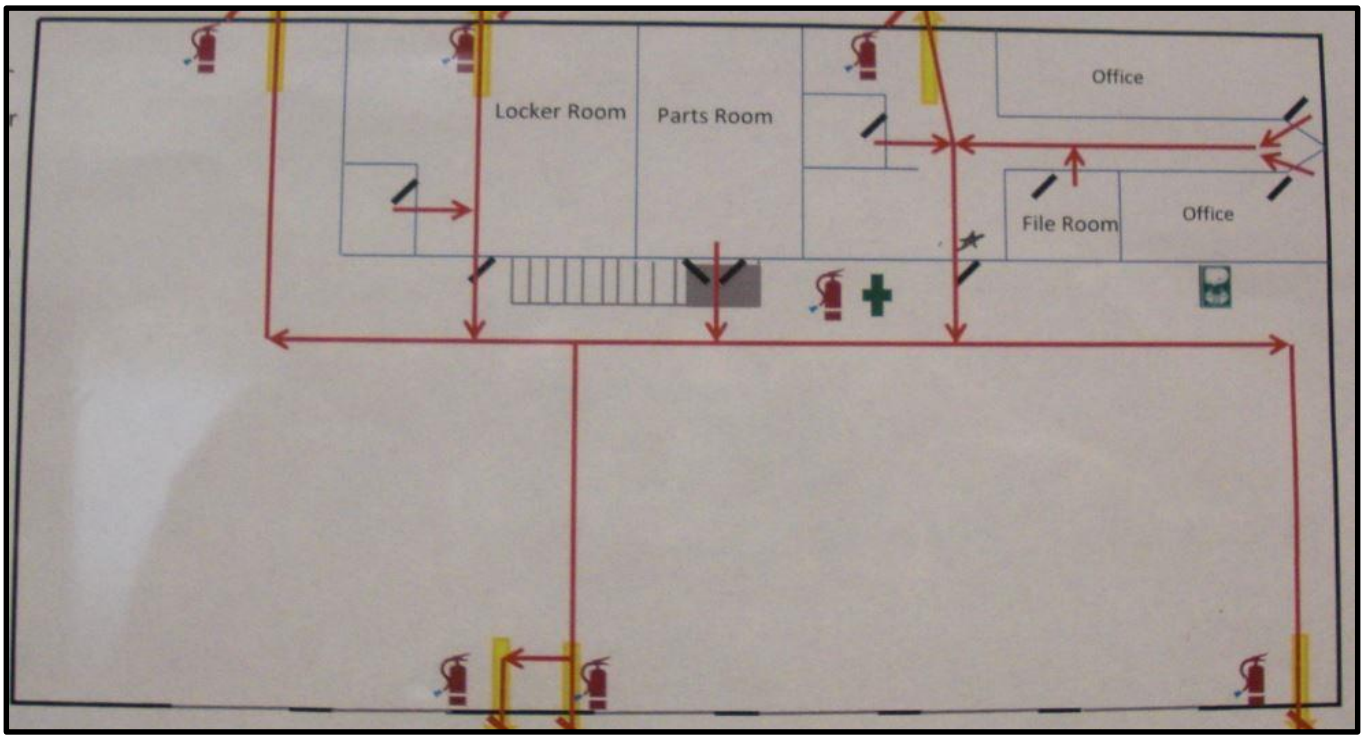
Availability:
Immediate

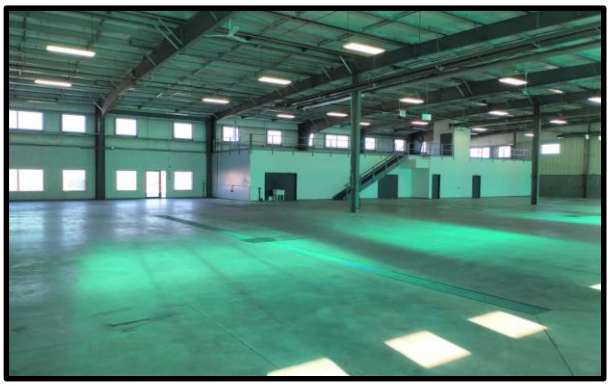
Zoning:
I-1 (Light Industrial)

Notes:

- Triple corner unit;
- Office layout includes reception, washroom, file room coffee counter, 1 x double office, 1 x single office;
- Office area is air conditioned;
- Shop area features:
    - 3 – 16’ x 16’ powered overhead doors
    - 3 – 14’ x 16’ powered overhead doors
    - Radiant heating
    - Florescent lighting
    - Trench sumps
    - Ceiling height approx. 23’ to approx. 25’
    - Locker room with washroom
    - Parts room
    - Shop washroom
    - Bright with windows down entire east wall
    - Two rows of windows at the front
    - Large storage mezzanine
- Yard area up to the approx. width of the space;

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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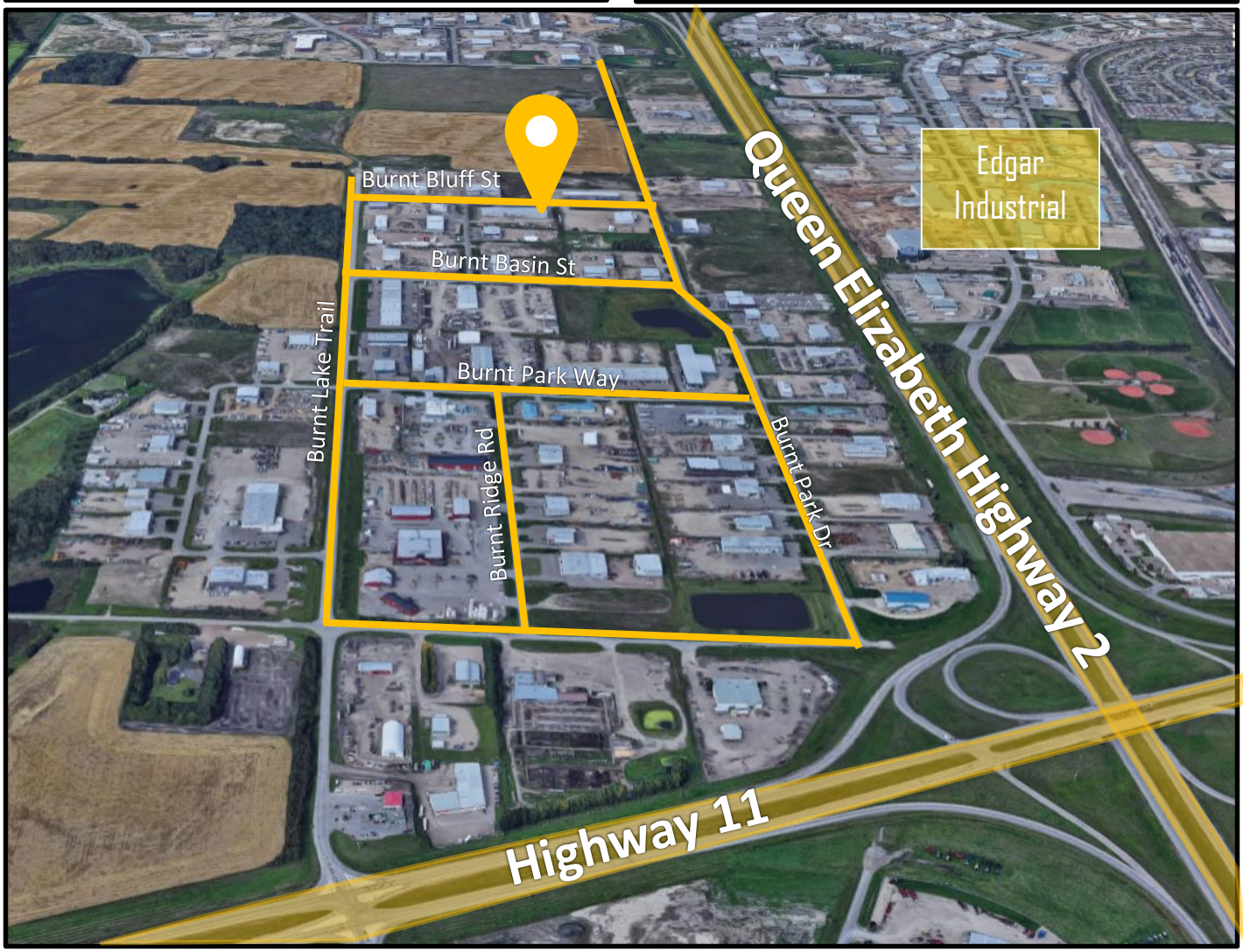

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