

ADVANTAGE COMMERCIAL

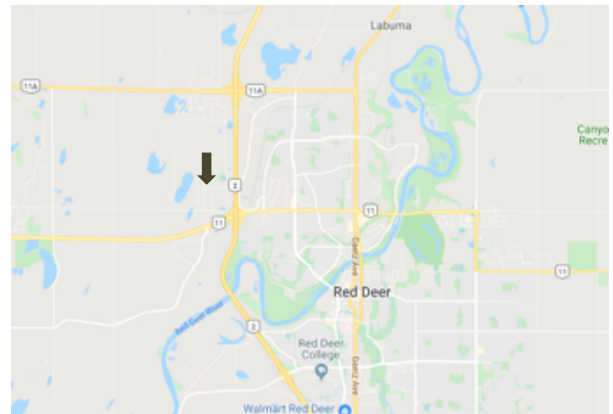
For Sale  
\$3,900,000



# 14 Burnt Valley Ave Red Deer, Alberta

## 37,000 sq ft Space

Two stand-alone buildings that make up 37,000 SQ FT in Burnt Lake Industrial Park. Main building (22,000 SQ FT) 220' wide X 100' deep bays, demised into three sections (fully tenanted) Featuring 2-100' drive through bays, several other 14'WX16'H shop doors at the front, one 18'Hx16'W door and one that's 14'Wx18'H. Good power supply throughout (3-phase, 200AMP). Second building (15,000 SQ FT) 214' wide X 70' deep bays, demised into three sections (fully tenanted) featuring 7- 14'W X 16'H shop doors at the back, some developed office space/ baths for each bay. Paved entrance/ apron around fronts of the buildings, hard-packed/ gravelled yard, secured fencing. Great single user facility needing shop space or an owner/ occupant w/ income potential.



Wes Giesbrecht

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CENTURY 21.

Advantage

905-4747 67 St

Red Deer, AB, T4N 6H3

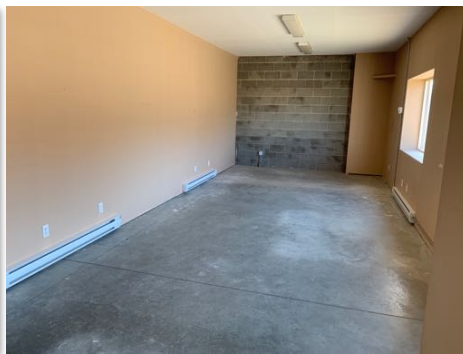
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## Property Details

- Building 1- 220'x100' long
- Building 2 – 214'x70' long
- Drive thru bays
- Metal clad Interior/exterior
- Site area 3.73 acres
- Radiant heat
- Zoning I1
- 2019 taxes \$95,491



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