

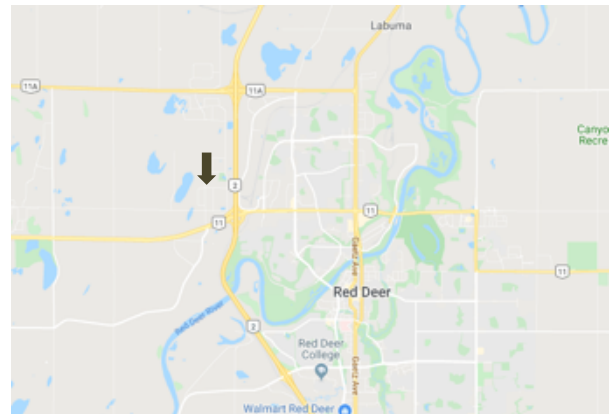
*For Sale*  
*\$3,500,000*



14 Burnt Valley Ave  
Red Deer Co, Alberta

37,000 sq ft Space

**Great Location in Burnt Lake Industrial Park! Two buildings on 3.73 acres. Building 1, at 22,000 sq ft, has 100' long bays, building 2, 14,970 sq ft, has 70 ft long bays. Developed office space, bathrooms, full water and sewer services and a fenced yard. Great exposure, lots of potential for your expanding company!**



Wes Giesbrecht

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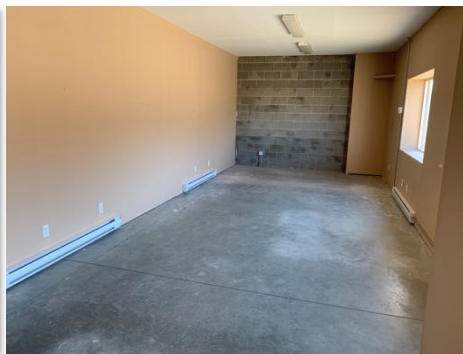
**CENTURY 21.**  
Advantage

905-4747 67 St  
Red Deer, AB, T4N 6H3  
Office: 403.346.0021



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14 Burnt Valley Ave



## Property Details

- Building 1- 220'x100' long
- Building 2 – 213x70' long
- Drive thru bays
- Metal clad Interior/exterior
- Site area 3.73 acres
- Radiant heat
- Zoning I1
- 2019 taxes \$64,570



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