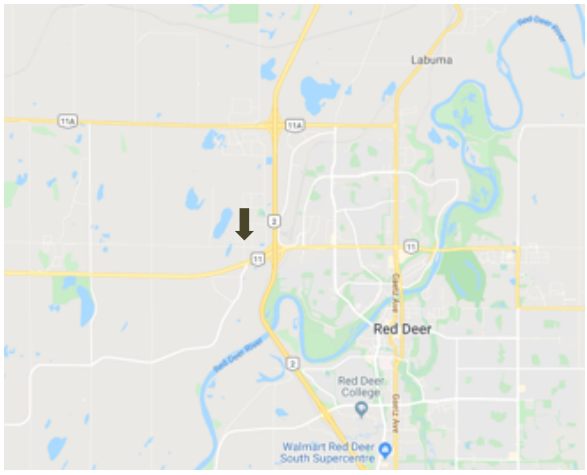
ADVANTAGE COMMERCIAL

For Sale
$1,800,000

105 Burnt Lake Trail
Red Deer County, Alberta

Superb Hwy 11 Frontage

This Partially tenanted 23,360 SQ FT, multi-bay, mutli-tenant shop situated on 2.81 ACRES right on HWY 11. Bringing in just over $104,000/year of GROSS INCOME, this 12-bay unit is the perfect setup for investment purposes or owner occupant. Five bays currently open with another $100,000/ year of GROSS INCOME potential at $10.00 PSF GROSS. ALL VACANT SHOP SPACES HAVE UNDERGONE RENOVATING OF OFFICE SPACE/ BATHS/ SOME MEZZANINES. An exceptional opportunity to buy your next investment property.



Wes Giesbrecht
403.350.5674
wes@advantagecommercial.ca
www.advantagecommercial.ca

CENTURY 21
Advantage
905-4747 67 St
Red Deer, AB, T4N 6H3
Office: 403.346.0021

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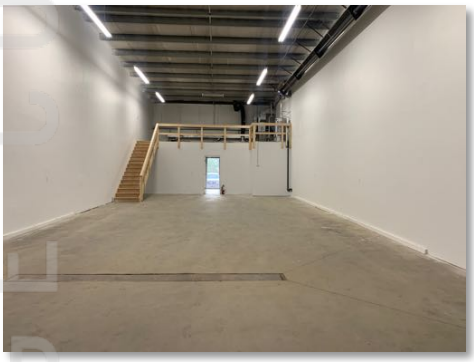

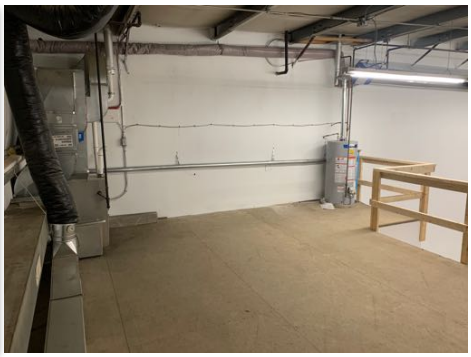

Property Details

- Grade loading
- 10 single bays (2000+/-sqft)
- 1 double bay (4200+/- sqft)
- Metal clad Interior/exterior
- Site area 2.81 acres
- Radiant heat
- Zoning BSI
- Taxes $33,845

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