

# \$13 - 259 Burnt Park Drive, Rural Red Deer County

MLS® #A2260358

**\$13**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.36 Acres

Burnt Lake Indust. Park, Rural Red Deer  
County, Alberta

This well-maintained industrial building on 3.36 acres is available for lease. The building is 20,887 SF (footprint) and the potential to demise the building for a long term, qualified tenant. with 4,500 SF options up to 13,300 SF. There is a large reception/waiting area, multiple private offices, a boardroom, staff lunchroom, storage space, and washrooms on both floors. The shop is split into separate areas with up to (6) 12' x 14' overhead doors and the building is equipped with 800 AMP Phase 3 Power. There is a large fenced compound yard with ample paved parking available. The property offers excellent visibility from Highway 2, with easy access to both Highway 11 and Highway 2 Additional Rent is estimated at \$3.00 PSF for the 2025 budget year. The property is also available for sale, or can be leased as a whole.

Built in 2005

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2260358   |
| Price      | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 3.36       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 259 Burnt Park Drive    |
| Subdivision | Burnt Lake Indust. Park |
| City        | Rural Red Deer County   |
| County      | Red Deer County         |
| Province    | Alberta                 |
| Postal Code | T4S 2L4                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 8                    |
| Zoning         | BSI                  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.