



Advantage Commercial

FOR SALE – 4.907 Acre Industrial Parcels  
Burnt Lake Business Park  
Up To 14.72 Acres With Highway QE2 Frontage

# BURNT LAKE BUSINESS PARK



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson



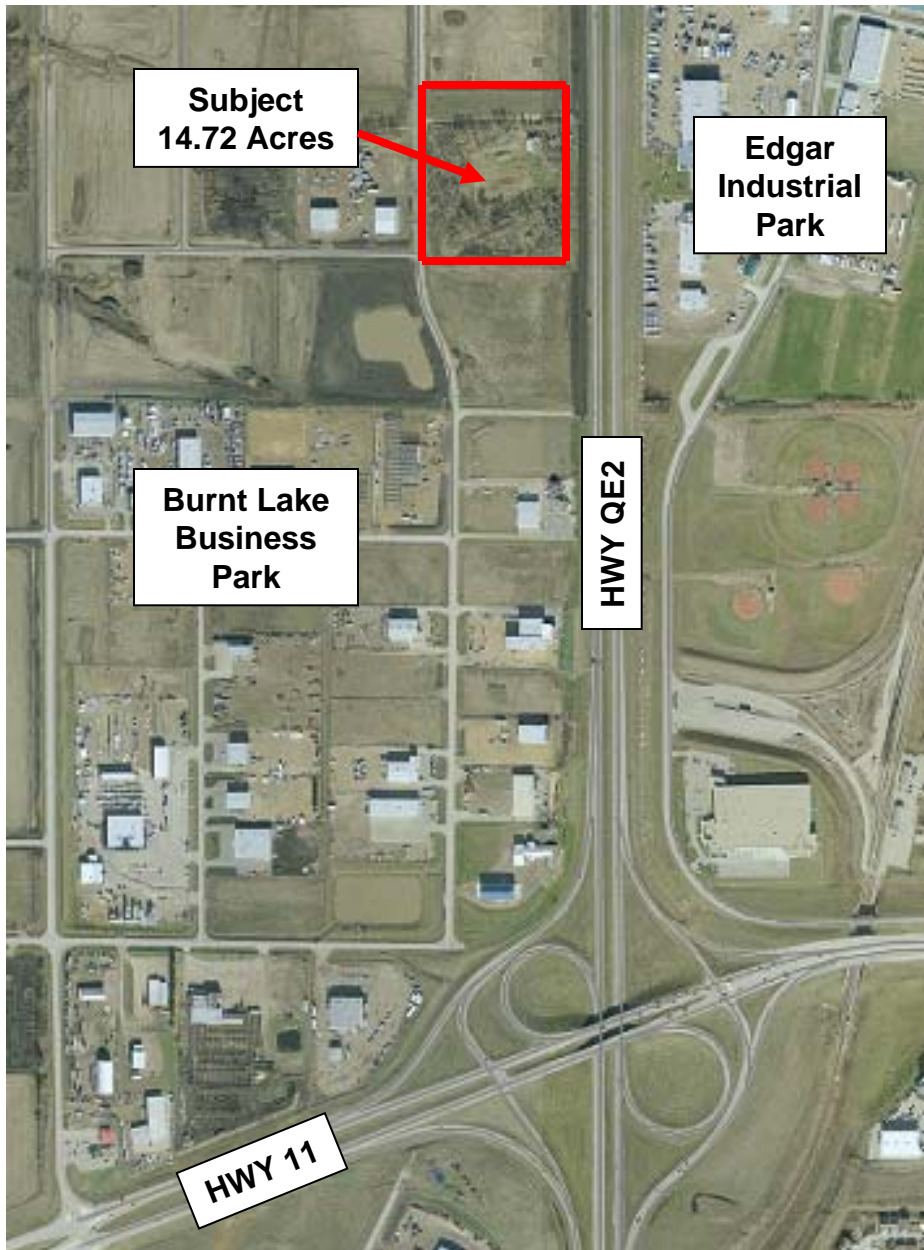
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Advantage – Commercial is a Division of Century 21 - Advantage

- AREA:**
- Burnt Lake Business Park
- MUNICIPAL:**
- To be determined (Currently 71 & 77 Burnt Park Drive)
- LEGAL:**
- To be determined
- LOCATION:**
- North of Highway QE2 and Highway 11 Overpass
- ZONING:**
- City of Red Deer Light Industrial (I-1)
- DESCRIPTION:**
- Land sold as is
  - Property has been stripped, leveled, compacted and is ready for construction
- SIZES:**
- There will be 3 lots of 4.907 acres which can be sold individually or combined
  - Size Options: 4.907 acres (1), 9.814 acres (2), and 14.72 acres (all 3)
- ADDITIONAL NOTES:**
- This land is pending subdivision completion. The subdivision has been approved, land survey has been done and waiting for separate titles.
  - This area has been annexed by the City of Red Deer and is listed as one of the Future Urban Growth Areas for Industrial Use
  - Currently lots are on well and septic with the expectation that City common water and sewer will be available to the sites in the future
- PRICE:**
- **\$549,000.00/Acre**

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.

These Images Are Not Current



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