



Advantage Commercial

FOR SALE Industrial Parcels Burnt Lake Business Park Red Deer County, Alberta

BURNT LAKE BUSINESS PARK

Subject Area

Highway 2

Highway 11



Larry Kemshead



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Advantage – Commercial is a Division of Century 21 - Advantage

AREA:

- Burnt Lake Business Park

LOCATION:

- Northwest of Highway QE2 and Highway 11 Overpass

ZONING:

- City of Red Deer Light Industrial (I-1)

DESCRIPTION:

- Land sold as is (see below)

ADDITIONAL NOTE:

- 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

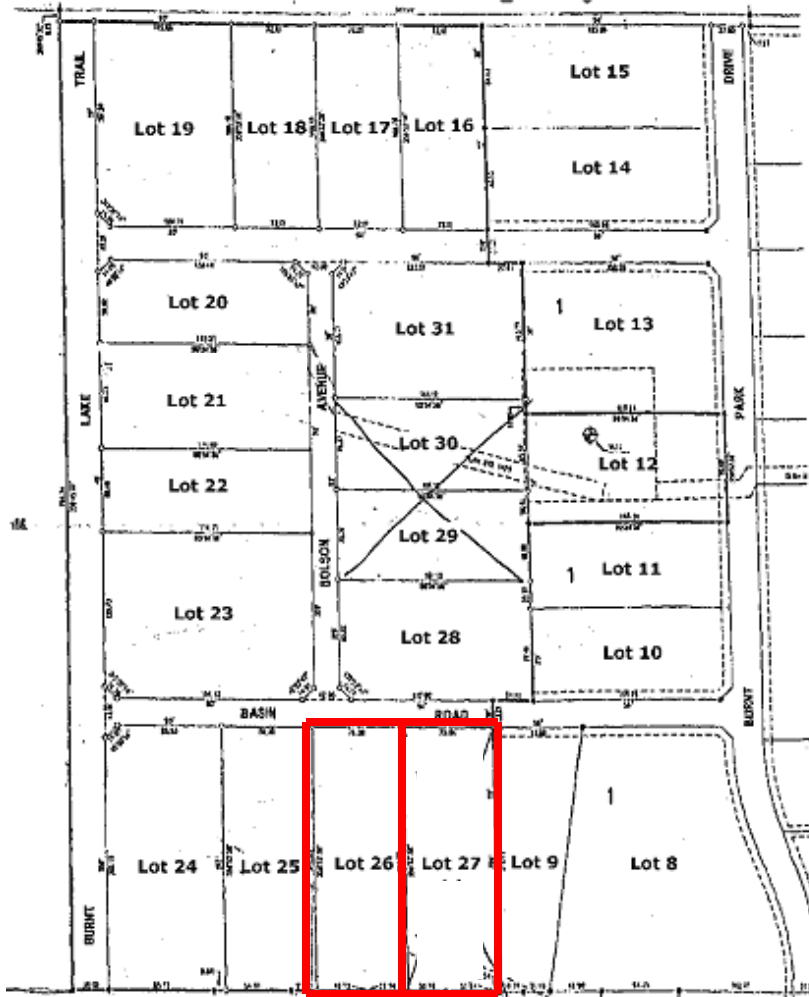
LEGAL – Block 1 Plan 062-7207

Lot	SIZE (ACRES)	\$/ACRE	TOTAL	NOTES
21	3.73			SOLD
26	4	\$249,000 - REDUCED	\$996,000	Extensive prep work of \$86,227/acre has been completed on these lots by Seller (including retaining wall, pit run & gravel). Rear area of lots have not been completed. Steel for an industrial building (on site) also available for sale (plans in office). Dimensions are 267' x 100' with 97' x 100' clear span & 30' to eaves, remaining 170' x 100' height is 23' to eaves. Cost of steel was \$342,000.00. Owner prefers to sell both lots together however will sell separately.
27	3.98	\$249,000 - REDUCED	\$991,020	
26 & 27	7.98	\$249,000 - REDUCED	\$1,987,020	

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.

BURNT LAKE BUSINESS PARK

Industrial Parcels



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