



**GRASSROOTS**  
REALTY GROUP

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18 Burnt Valley Avenue  
Red Deer, Alberta

MLS # A2285612



**\$1,350,000**

Division: East Burnt Lake

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,740 sq.ft.

Zoning: I-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.00 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

This 8,740 SF standalone building on 1 acre is available for sale. The building features an open reception area/showroom, six offices, two washrooms, and a large shop with (2) 14' x 16' overhead doors that create a drive-thru bay, as well as a storage mezzanine. The yard is graveled and fully fenced with access from the East and North sides of the property and ample paved parking is available directly in front. This location offers quick access to Highway 11, Highway 11A, and Highway 2. The property is also available for lease.