

**28045 TWP RD 384**  
**Rural Red Deer County, Alberta**

**MLS # A2281273**



**\$2,590,000**

**Division:** Burnt Lake Indust. Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,722 sq.ft.

**Zoning:** BSI

<b>Heating:</b>	Central, Overhead Heater(s), Floor Furnace, Natural Gas, Radiant, See Remarks	<b>Adj. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Metal Frame, Metal Siding , Mixed, See Remarks, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	8.48 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Farm, Landscaped, Paved, See Remarks, Yard Drainage
<b>Inclusions:</b>	Fridge, Stove, Dishwasher, Washer & Dryer, water treatment system, R.O system, Central AC, blinds/ window coverings, garage opener & remote		

8.48 Acres virtually in town, with income! A perfect Live/ work combo, with this 1412 sq ft, 5 bed, 2 Bi-level home, with 12'x26' single attached garage, COMPLETELY RENOVATED from windows/ roof, interior and baths, painted cupboards and more. Home yard space beautifully landscaped w/ mature trees, asphalt driveway, features a 36'x50' (1,800 sq ft) heated Quonset, attached to that is a 29'x50 (1450 sq ft) office space w/ two offices - perfect for that home-based operation, and toy/ tractor storage all with flexible BSI County zoning. An additional 60'x100' heated quonset with floor drains, mechanic set up - with smaller office/ bath (currently rented out at \$4,800/month gross) The expansive packed and gravelled Yard with around two acres of packed yard space, with Newly upgraded Power, Gravel and fencing for 21 energized parking stalls/ truck parking, fully leased on annual lease basis between \$150-\$200/stall (\$3,200/month gross) another 34'x90' heated tent-Quonset w/ gravel pad (rented at \$1000/month) . 40' sea-can included, along with over 3.5 acres of future development potential (currently a dirt bike track) which has endless potential. RV rental, sea-can storage yard, all big possibilities (subject to county approval) along with the \$9,000/month in gross income, and future possibilities for additional income, along with space to run your own business, makes this property a real winner. Well & septic service the entire property, and is located on one of Red Deer's busiest Industrial Corners, just off HWY 11A!