

28008 BURNT LAKE TRAIL

RED DEER, AB



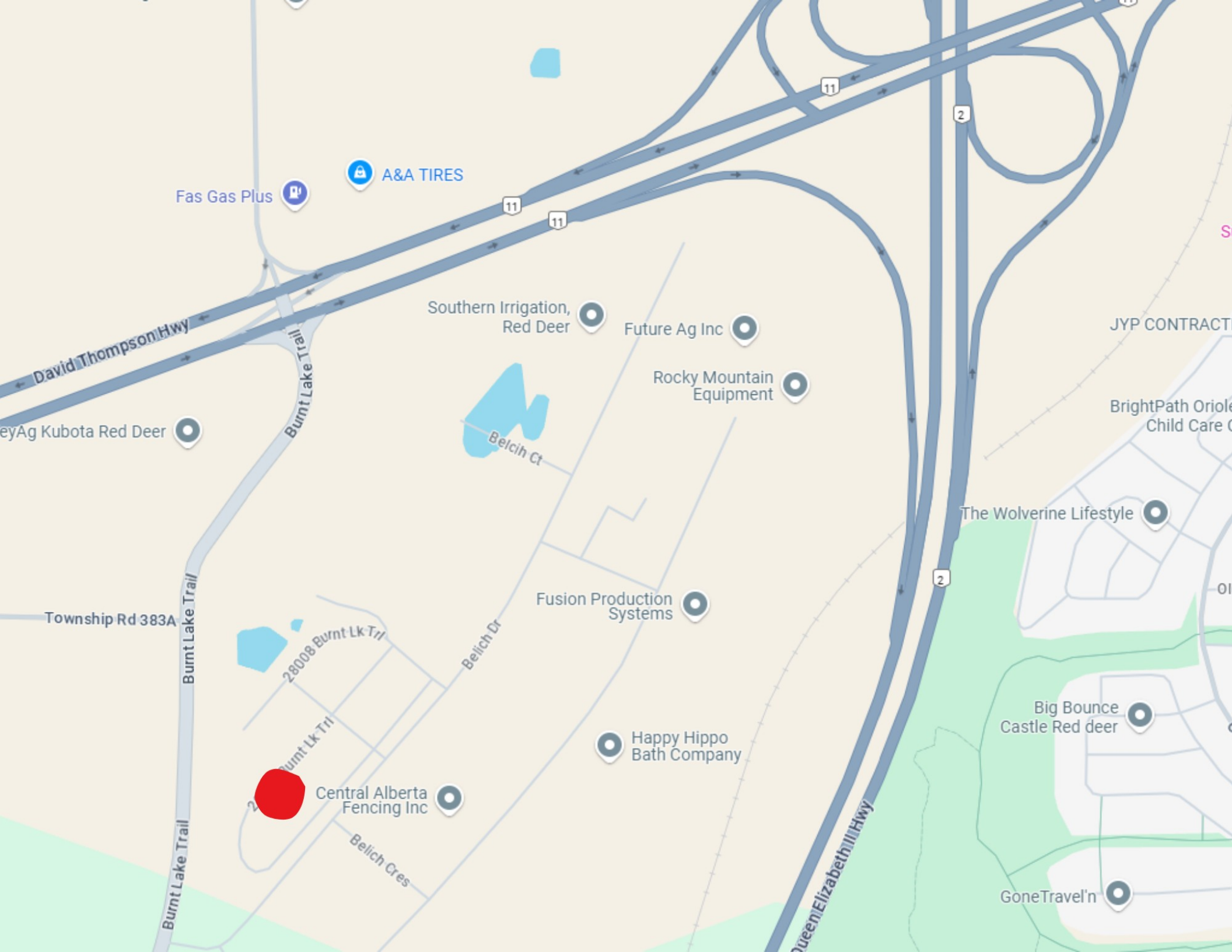
**OVER 10 ACRES OF PRIME DEVELOPMENT
INDUSTRIAL LAND N RED DEER ZONED BSI.**

2 Side by Side Land Parcels available in a fantastic location, surrounded by existing development!

There is a 4.2 Acre corner lot that ideally located at the intersection of Burnt Lake Trail and Belich Drive siding onto both roads. The second lot is adjacent on the North side and is a larger square parcel featuring 6.9 acres of development potential.

Both lots have been cleared and are ready to start building your commercial project. Just off David Thompson Highway, and Highway 2 these parcels of land provide excellent access to freeways and major arteries. Perfect for multiple commercial uses with BSI zoning!





Fas Gas Plus

A&A TIRES

Southern Irrigation,
Red Deer

Future Ag Inc

Rocky Mountain
Equipment

Belich Ct

Fusion Production
Systems

Happy Hippo
Bath Company

The Wolverine Lifestyle

Big Bounce
Castle Red deer

Central Alberta
Fencing Inc

GoneTravel'n

David Thompson Hwy

Burnt Lake Trail

Township Rd 383A

Burnt Lake Trail

28008 Burnt Lk Trl

Belich Dr

Queen Elizabeth III Hwy

Burnt Lake Trail

Belich Cres

JYP CONTRACT

BrightPath Oriole
Child Care C

OR

INVESTMENT DETAILS



**SELLER MAY ALSO CONSIDER A
JOINT VENTURE OR VTB!**

Adil Thobani

Principal - Commercial Division @ **The Real Estate District**

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The **REAL ESTATE**
DISTRICT

BUSINESS SERVICE INDUSTRIAL DISTRICT (BSI)

To provide for business and service industrial uses that carry out their operations such that no nuisance is created or apparent outside an enclosed building and such that the district is compatible with any adjacent non-industrial use.

| 118.2 PERMITTED USES | 118.3 DISCRETIONARY USES |
|--|--|
| Accessory Building and Accessory Use | Automotive and Minor Recreation Vehicle Sales |
| Agricultural Supply Depot | Rentals |
| Auction Mart – No Livestock | Cannabis Production Facility |
| Automotive Repair – Major | Data Processing Centre |
| Automotive Repair – Minor | Emergency Services |
| Commercial Recreation Facility - Indoor | Heavy Equipment Sales / Rental |
| Community Facility | Indoor Shooting Range |
| Contractor Operation | Manufacturing, Processing or Assembly Facility |
| Crematorium | Moved-in Buildings |
| Electric Vehicle Charging Station | Security / Operator Residential Unit |
| Food and Beverage Service Facility | Solar Energy Farm |
| Funeral Home | Warehousing and Storage |
| Government Service | |
| Industrial / Commercial Training Facility | |
| Kennel | |
| Lease Bay Building/Commercial Retail Unit | |
| Office | |
| Oilfield Service or Supply Business – Minor | |
| Outdoor Storage – as an accessory use only with a maximum area of 20% of the lot area, and screened to the satisfaction of the Development Officer | |
| Public Utility | |
| Recycle Depot | |
| Retail Store – Minor | |
| Signs | |
| Solar Energy Devices | |
| Transportation Terminal/Hub | |
| Truck and Manufactured Homes Sales / Rentals | |
| Veterinary Clinic | |