

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1, 27123 HIGHWAY 597 FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Rural Lacombe County, Alberta



Listing ID:
28319


MLS ID:
A2149627

\$1,750,000



 **BOYD WILLIAMS**
 (403) 782-3171

 Royal LePage Lifestyles Realty
 403-782-3171

 1, 27123 Highway 597 , Rural Lacombe County , Alberta T0M 0J0

Transaction Type For Sale	Title Fee Simple	Days On Market 350
Zoning I-BI	Subdivision Burbank Industrial Park	Nearest Town Blackfalds
Year Built 1998	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 9723097	Building Area (Sq. Ft.) 10352.00
Building Area (Sq. M.) 961.72	Lot Size (Sq. Ft.) 118483	Lot Size (Acres) 2.72
Construction Type Concrete,Metal Frame,Metal Siding	Roof Flat Torch Membrane	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions Outside ground mounted A/C units
Restrictions None Known	Reports Aerial Photos,Building Plans,Plot Plan,Title	

This property Includes a 10,352 sq. ft. Office Building with a fully developed basement along with a 5,000 sq. ft. Industrial Shop just to the South. The Office Building features a reception, waiting area, private offices, lunchroom and washrooms on the main floor. Second floor is comprised of private offices and boardroom. Basement is fully developed with a server room, offices and washrooms. The Industrial Shop is equipped with (1) 14' x 14' O/H Door and (1) 14' x 16' O/H Door. This is a prime location located within the Burbank Industrial Park, situated between Red Deer and Blackfalds with quick access to the Prentiss and Joffre Plants. Just minutes to the West for access to QE II. Within 20 minutes or less to all main Central Alberta Industrial Parks and immediate access to all major highways, including: QEII, Highway 2A, and Highway 597. Lacombe County "Business Industrial District" allows for a variety of suitable uses. Property is fully fenced with privacy screening along Highway 597. There are (2) access points into the property. Excellent yard compaction and drainage. This can also be purchased with listing A2149567 as a package.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.