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37, 27123 HIGHWAY 597 FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Rural Lacombe County, Alberta

Listing ID:
28842


MLS ID:
A2174481

\$12



 **CAMERON TOMALTY**
 (403) 350-0075

 **RE/MAX Commercial Properties**
 403-986-7777

 37, 27123 Highway 597 , Rural Lacombe County , Alberta T0M 0J0

Transaction Type For Lease	Days On Market 250	Lease Amount 12.00
Lease Frequency Annually	Zoning I-BI	Subdivision Burbank Industrial Park
Nearest Town Blackfalds	Year Built 2000	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9824780
Building Area (Sq. Ft.) 9432.00	Building Area (Sq. M.) 876.25	Lot Size (Sq. Ft.) 105850
Lot Size (Acres) 2.43	Inclusions N/A	Restrictions None Known
Reports Other Documents		

Located in Burbank Industrial Park, this 9,432 SF building is available for lease. There is 2,304 SF of developed office space including a reception area, three private offices, two washrooms, a lunchroom, a storage room, and a utility room. The shop is 5,033 SF with (1) 16' x 14' overhead door on the west side, (1) 12' x 12' and (1) 20' x 14' overhead doors on the south side, 24' ceilings, and there is a 2,095 SF storage area with its own 12' x 14' overhead door. The building sits on 2.43 acres and the property is fully fenced with a gravel yard and paved parking in the front of the building. There is also a storage Quonset on site. Additional Rent is \$2.31 per square foot for the 2024 budget year. The property is also available for sale.

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