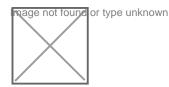


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

37, 27123 HIGHWAY 597 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationRural Lacombe County, Alberta

Listing ID: 28842

MLS ID:

A2174481

\$12



CAMERON TOMALTY

(403) 350-0075

□ RE/MAX Commercial Properties

403-986-7777

M

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

Transaction Type

For Lease

Lease Frequency

Annually

Nearest Town Blackfalds

Property Type Commercial

Building Area (Sq. Ft.)

9432.00

Lot Size (Acres)

2.43

Reports

Other Documents

Days On Market

250

Zoning

I-BI

Year Built

2000

Property Sub Type

Industrial

Building Area (Sq. M.)

876.25

Inclusions

N/A

Lease Amount

12.00

Subdivision

Burbank Industrial Park

Structure Type

Industrial

Legal Plan

9824780

Lot Size (Sq. Ft.)

105850

Restrictions

None Known

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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