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## 37, 27123 HIGHWAY 597 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Rural Lacombe County, Alberta

**Listing ID:**  
28843

**MLS ID:**  
A2174483

**\$1,800,000**



 **CAMERON TOMALTY**  
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 RE/MAX Commercial Properties  
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 37, 27123 Highway 597 , Rural Lacombe County , Alberta T0M 0J0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 505	<b>Zoning</b> 5
<b>Subdivision</b> Burbank Industrial Park	<b>Nearest Town</b> Blackfalds	<b>Year Built</b> 2000
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 9824780	<b>Building Area (Sq. Ft.)</b> 9432.00	<b>Building Area (Sq. M.)</b> 876.25
<b>Lot Size (Sq. Ft.)</b> 105850	<b>Lot Size (Acres)</b> 2.43	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Located in Burbank Industrial Park, this 9,432 SF building is available for sale. 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. The property is also available for lease.

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