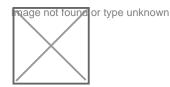


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **37, 27123 HIGHWAY 597 FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rural Lacombe County, Alberta

Listing ID:

28843

MLS ID: A2174483

\$1,800,000



**△** CAMERON TOMALTY

**(403)** 350-0075

□ RE/MAX Commercial Properties

**403-986-7777** 

rM1

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

**Transaction Type** 

For Sale

**Days On Market** 

250

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. M.)

876.25

Lot Size (Sq. Ft.)

105850

Lot Size (Acres)

Building Area (Sq. Ft.)

2.43

Inclusions

N/A

**Restrictions**None Known

Reports

9432.00

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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