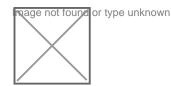


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## A, 39325 RANGE ROAD EXT 273 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Lacombe County, Alberta

Listing ID:

33158

MLS ID: A2274093

\$2,950,000



**△** KEVIN LAPP

🕗 (403) 887-1237

■ eXp Realty

**403-887-1237** 

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A, 39325 Range Road Ext 273 , Rural Lacombe County , Alberta  $\,$  T0M 0J0  $\,$ 

Transaction Type Days On Market Zoning

For Sale 2 5

SubdivisionNearest TownYear BuiltNONEBlackfalds1998

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

9723918 20510.00 1905.43

 Lot Size (Sq. Ft.)
 Lot Size (Acres)
 Roof

 107593
 2.47
 Metal

Foundation Heating Access to Property

Slab Forced Air, Natural Gas, Radiant Accessible to Major Traffic Route

Inclusions Restrictions Reports

n/a None Known Building Plans,Other Documents,Title

Fully leased 20,510 sq. ft. multi-tenant industrial investment property on 4.94 acres across two titled parcels in Blackfalds. This asset offers stable NNN income with a cap rate of 7.4%. The property includes two functional industrial buildings, featuring large overhead doors, radiant heat, upgraded lighting, office areas, mezzanines, and flexible shop layouts. The site provides a fully fenced, compacted gravel yard with strong circulation for heavy equipment and an additional 2.47-acre surplus yard (Lot 4). The property is 100% tenanted under true NNN lease structures, supported by annual rent escalations and a weighted average remaining lease term of ~3.8 years, offering predictable, low-maintenance cash flow. Current tenant mix represents established regional industries, creating a diversified and reliable income profile. Located just off Highway 597 with quick access to QEII, this is an attractive long-term industrial investment in Central Alberta's growing industrial corridor.

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