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

Transaction Type For Sale	Days On Market 2	Zoning 5
Subdivision NONE	Nearest Town Blackfalds	Year Built 1998
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9723918	Building Area (Sq. Ft.) 20510.00	Building Area (Sq. M.) 1905.43
Lot Size (Sq. Ft.) 107593	Lot Size (Acres) 2.47	Roof Metal
Foundation Slab	Heating Forced Air,Natural Gas,Radiant	Access to Property Accessible to Major Traffic Route
Inclusions n/a	Restrictions None Known	Reports 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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