



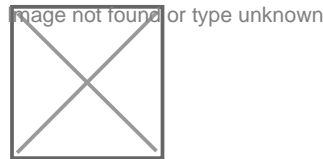
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Regional Contact

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39325-A RANGE ROAD 273 FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Blackfalds, Alberta

Listing ID:
34292

MLS ID:
A2291182

\$2,995,000



KEVIN LAPP
 (403) 887-1237

eXp Realty - Sylvan Lake
 403-887-1237

39325-A Range Road 273 , Blackfalds , Alberta T0M0J0

Transaction Type For Sale	Title Fee Simple	Days On Market 46
Zoning 5	Subdivision Blackfalds - Other	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.) 215186	Lot Size (Acres) 4.94	Inclusions All goods attached to the land and buildings including but not limited to overhead doors, heating systems, electrical systems, plumbing, and all fixed improvements
Restrictions None Known	Reports Aerial Photos, Building Plans, Financial Statements, Floor Plans, Leases, Title	

Multi-tenant industrial investment property located in Blackfalds (Paul Deleeuw Place), Lacombe County. Two buildings totaling approximately 20,510 SF on 4.94 acres across two titled lots (Plan 9723918, Block 2, Lots 3 and 4). Six bays with five currently occupied by a diversified tenant mix including trucking, energy services, manufacturing, and telecommunications. Absolute net (NNN) lease structure with tenants paying proportionate share of operating costs including property taxes, insurance, and maintenance. 2025 verified net operating income of \$209,739 per actual financial statements. Lease terms range from month-to-month to 2029 with built-in annual escalations. One bay vacant and available for immediate lease-up. Surplus titled lot (2.47 acres) included. Full tenant schedule, lease documentation, and financial statements available in data room upon execution of Confidentiality Agreement.

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