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11 & 13, 27123 HIGHWAY 597 FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Rural Lacombe County, Alberta

Listing ID:
35504


MLS ID:
A2315834

\$1,650,000



 **CAMERON TOMALTY**
 (403) 350-0075

 RE/MAX Commercial Properties
 403-986-7777

 11 & 13, 27123 Highway 597 , Rural Lacombe County , Alberta T0M 0J0

Transaction Type For Sale	Days On Market 1	Zoning 5
Subdivision Burbank	Nearest Town Blackfalds	Year Built 2002
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0121471	Building Area (Sq. Ft.) 9715.00	Building Area (Sq. M.) 902.55
Lot Size (Sq. Ft.) 175546	Lot Size (Acres) 4.03	Inclusions N/A
Restrictions None Known	Reports Other Documents	

Located in Burbank Industrial Park, this 4.03 acre property includes a standalone industrial building and an office trailer. The 480 SF office trailer features multiple offices and it's own washroom. The industrial building is 9,235 SF and features a wide-open shop with (1) 20' x 18' overhead door, one washroom, and a developed mezzanine that includes a shop office and a lunch room. There is an outdoor crane extension with a 10-ton crane and Phase 3, 480 volt, 600 AMP power services. The large yard is graveled and fully fenced with ample space for parking and outdoor storage. This location offers excellent access to Highway 597, Highway 2A, and Highway 2. The property is also available for lease.

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