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## 11 & 13, 27123 HIGHWAY 597 FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Rural Lacombe County, Alberta

**Listing ID:**  
35505


**MLS ID:**  
A2315847

**\$12**



 **CAMERON TOMALTY**  
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 RE/MAX Commercial Properties  
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 11 & 13, 27123 Highway 597 , Rural Lacombe County , Alberta TOM 0J0

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> 5	<b>Subdivision</b> Burbank
<b>Nearest Town</b> Blackfalds	<b>Year Built</b> 2002	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 0121471
<b>Building Area (Sq. Ft.)</b> 9715.00	<b>Building Area (Sq. M.)</b> 902.55	<b>Lot Size (Sq. Ft.)</b> 175546
<b>Lot Size (Acres)</b> 4.03	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known

#### Reports

Other Documents

Located in Burbank Industrial Park, this 4.03 acre property features a standalone industrial building and an office trailer. The 480 SF office trailer includes 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 sale.

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