



39325-A Range Road 273  
Blackfalds, Alberta

MLS # A2291182



**\$2,995,000**

Division: Blackfalds - Other

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 20,510 sq.ft.

Zoning: 5

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.94 Acres

Sewer: -

Lot Feat: -

**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

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.