



GRASSROOTS

REALTY GROUP

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11 & 13, 27123 Highway 597
Rural Lacombe County, Alberta

MLS # A2315834



\$1,650,000

Division: Burbank

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,715 sq.ft.

Zoning: 5

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 4.03 Acres

Lot Feat: -

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.