

3402 53 Avenue
Lacombe, Alberta

MLS # A2123842



\$2,950,000

Division: Wolf Creek Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 24,630 sq.ft.

Zoning: I-2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Prime industrial facility in Lacombe AB, just off Highway 2A and Highway 12. Building is 24,630 square foot on 7.88 acres. Quick access to Highway 2. Close proximity to Blackfalds and Red Deer. Freestanding building with large, fenced and gravel yard area. Fully serviced site. Corner site with multiple access points. Paved front parking area. Separate access for the gated yard area. 1 wash bay in warehouse. Sump in shop area. Many nearby amenities in the area. Pricing is well below replacement cost. Building includes 12,140 square feet of warehouse, 6,225 square feet of main floor office and 6,265 square feet of second floor office. 6 (16' x 16') drive-in loading doors. 2 drive-thru bays. Heavy power at 400 amps, 240 volts, 3 phase. 20' clear height to underside of joist. Zoning is I-2 (Heavy Industrial).