

780-832-5880

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37, 27123 Highway 597 Rural Lacombe County, Alberta

MLS # A2174481



\$12 per sq.ft.

Division:	Burbank Industrial Park	
Type:	Industrial	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	9,432 sq.ft.	
Zoning:	5	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-
	Lot Size:	2.43 Acres
	Lot Feat:	-

Inclusions: N/A

Heating:
Floors:
Roof:
Exterior:
Water:
Sewer:

Located in Burbank Industrial Park, this 9,432 SF building is available for lease. There is 2,304 SF of developed office space including a reception area, three private offices, two washrooms, a lunchroom, a storage room, and a utility room. The shop is 5,033 SF with (1) 16' x 14 overhead door on the west side, (1) 12' x 12' and (1) 20' x 14' overhead doors on the south side, 24' ceilings, and there is a 2,095 SF storage area with its own 12' x 14' overhead door. The building sits on 2.43 acres and the property is fully fenced with a gravel yard and paved parking in the front of the building. There is also a storage Quonset on site. Additional Rent is \$2.31 per square foot for the 2024 budget year. The property is also available for sale.