



**GRASSROOTS**  
REALTY GROUP

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**1 & 2, 27123 Highway 597  
Blackfalds, Alberta**

**MLS # A2223959**



**\$10 per sq.ft.**

<b>Division:</b>	Blackfalds - Other
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	Auto Repair-Specialty,Construction/Contractor,Industrial ,Manufacturing,Other
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Millenium Centre
<b>Bus. Name:</b>	-
<b>Size:</b>	6,000 sq.ft.
<b>Zoning:</b>	I1

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame

**Water:** Well

**Sewer:** Private Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.39 Acres

**Lot Feat:** Irregular Lot

GREAT HWY EXPOSURE! Newly Demised and renovated- this former TRAINING FACILITY features 6,000 of shop and office/ classroom space, - 20'+ ceiling height with 2 oversized 14'w x 16 h' overhead doors. 60' Wide by 100' long shop bays, Radiant shop heat, sumps, forced air furnace heat for office space. 200 AMP power, Barrier-free washrooms & DEDICATED YARD SPACE ON THE SIDE & BACK ON UNT. This building is comprised of 32,000 sq ft, divided into spaces varying in size. Set up perfectly for that single user mechanic, manufacturing tenant, driving school and so much more. Great HWY 597 FRONTAGE and is well positioned at the intersection of Highway 2A and Highway 597. Burbank Industrial Park, just 5 minutes north of the city of Red Deer, Alberta, Canada. Superb access to the Nova Plant at Joffre, Stettler, Provost, and Saskatchewan to the east. It has great access to the Queen Elizabeth II Highway (Highway 2) north to Edmonton and Fort MacMurray, and south to Calgary, Lethbridge, and the USA. Take the QEII to get on to Highway 11 west to Sylvan Lake, Rocky Mountain House, and British Columbia.