



**GRASSROOTS**  
REALTY GROUP

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A, 39325 Range Road Ext 273  
Rural Lacombe County, Alberta

MLS # A2274093



**\$2,950,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 20,510 sq.ft.

Zoning: 5

Heating: Forced Air, Natural Gas, Radiant

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.47 Acres

Lot Feat: -

Fully leased 20,510 sq. ft. multi-tenant industrial investment property on 4.94 acres across two titled parcels in Blackfalds. This asset offers stable NNN income with a cap rate of 7.4%. The property includes two functional industrial buildings, featuring large overhead doors, radiant heat, upgraded lighting, office areas, mezzanines, and flexible shop layouts. The site provides a fully fenced, compacted gravel yard with strong circulation for heavy equipment and an additional 2.47-acre surplus yard (Lot 4). The property is 100% tenanted under true NNN lease structures, supported by annual rent escalations and a weighted average remaining lease term of ~3.8 years, offering predictable, low-maintenance cash flow. Current tenant mix represents established regional industries, creating a diversified and reliable income profile. Located just off Highway 597 with quick access to QEII, this is an attractive long-term industrial investment in Central Alberta's growing industrial corridor.