



GRASSROOTS
REALTY GROUP

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1, 27123 Highway 597
Rural Lacombe County, Alberta

MLS # A2149627



\$1,550,000

Division: Burbank Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,352 sq.ft.

Zoning: I-BI

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat Torch Membrane

Exterior: Concrete, Metal Frame, Metal Siding

Water: -

Sewer: -

Inclusions: Outside ground mounted A/C units

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.72 Acres

Lot Feat: -

This property Includes a 10,352 sq. ft. Office Building with a fully developed basement along with a 5,000 sq. ft. Industrial Shop just to the South. The Office Building features a reception, waiting area, private offices, lunchroom and washrooms on the main floor. Second floor is comprised of private offices and boardroom. Basement is fully developed with a server room, offices and washrooms. The Industrial Shop is equipped with (1) 14' x 14' O/H Door and (1) 14' x 16' O/H Door. This is a prime location located within the Burbank Industrial Park, situated between Red Deer and Blackfalds with quick access to the Prentiss and Joffre Plants. Just minutes to the West for access to QE II. Within 20 minutes or less to all main Central Alberta Industrial Parks and immediate access to all major highways, including: QEII, Highway 2A, and Highway 597. Lacombe County "Business Industrial District" allows for a variety of suitable uses. Property is fully fenced with privacy screening along Highway 597. There are (2) access points into the property. Excellent yard compaction and drainage. This can also be purchased with listing A2149567 as a package.