



GRASSROOTS
REALTY GROUP

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2, 27123 Highway 597
Rural Lacombe County, Alberta

MLS # A2149657



\$1,300,000

Division: Burbank Industrial Park

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 16,420 sq.ft.

Zoning: I-BI

Heating: Forced Air, Natural Gas

Floors: -

Roof: Tar/Gravel

Exterior: Wood Frame, Wood Siding

Water: -

Sewer: -

Inclusions: 40x80 Bio-Tech Shelter with overhead door, man door. Rig mats flooring.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 3.35 Acres

Lot Feat: -

This property comprises of a 16,420 SF Office Building on 3.35 Acres in Burbank Industrial Park. The interior of the main floor is laid out with a reception area as you enter the South doors to the building. Immediately to the right of the reception area is a large training room set up with a couple of office adjoining the training area. The remainder of the main floor is set up with office area and demised working areas. In addition there is server room, utility room, large storage room with large fire proof filing cabinets, bathrooms and a kitchenette area.*Note - This is a Modular Construction set up as a training and administration center. The building includes a Roof Mounted HVAC System along with A/C. Located within the Burbank Industrial Park, situated between Red Deer and Blackfalds. Property is fully fenced with privacy screening along Highway 597. This area has excellent yard compaction and drainage. There is also a 40'x80' Bio-Tech Storage building with a man door and a 14'X16' overhead door. The flooring for the apron and inside are steel edged rig mats which are in good shape. Located within 20 minutes or less to Prentiss and Joffre gas plants, close to all main Central Alberta Industrial Parks. Only minutes to have excellent access to all major highways, including: QEII, Highway 2A, and Highway 597. Lacombe County "Business Industrial District" allows for a variety of suitable uses. This can also be purchased with listing A2149627 as a package.