



GRASSROOTS
REALTY GROUP

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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

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.43 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

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.