



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

37, 27123 Highway 597  
Rural Lacombe County, Alberta

MLS # A2174483



**\$1,800,000**

**Division:** Burbank Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**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 sale. 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. The property is also available for lease.