# **\$14 - 39, 27123 Highway 597, Rural Lacombe County**

MLS® #A2103470

### \$14

0 Bedroom, 0.00 Bathroom, Commercial on 2.58 Acres

Burbank Industrial Park, Rural Lacombe County, Alberta

Located in Burbank Industrial Park, this 9,000 SF well-maintained industrial building is available for lease. The property features an 1,800 SF office space with a reception area, three offices, a mechanical room, a staff kitchen, and two washrooms; one of which is equipped with a shower. The remaining 7,200 SF is wide-open shop space with (4) 16' x 16' sunshine doors, 24' ceilings, 200 AMP - Phase 3 electrical, a pressure washer, an air compressor, and a partition for a wash bay. There is an 1,800 SF mezzanine above the office area for additional storage space. The building is equipped with in floor heating throughout. The 2.58 acre property is fully fenced with two remote controlled gates for easy access. Ample parking is available. Additional Rent for 2024 is to be determined.

Built in 1999

#### **Essential Information**

MLS® # A2103470 Price \$14

Bathrooms 0.00 Acres 2.58

Year Built 1999

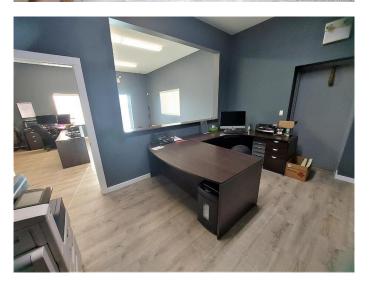
Type Commercial

Sub-Type Industrial

Status Active







## **Community Information**

Address 39, 27123 Highway 597
Subdivision Burbank Industrial Park
City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T0J 0M0

### **Additional Information**

Date Listed January 30th, 2024

Days on Market 408

Zoning 5

# **Listing Details**

Listing Office RE/MAX Commercial Properties

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