

\$2,200,000 - 40, 27323 Twp Rd 394, Rural Lacombe County

MLS® #A2171631

\$2,200,000

0 Bedroom, 0.00 Bathroom,
Commercial on 5.24 Acres

Aspelund Industrial Park, Rural Lacombe
County, Alberta

BLACKFALDS â€™ 5.24 Acres located in the Aspelund Industrial Park just west of Hwy #2. Property has perimeter fencing & one cross fence. Lot has been prepped for heavy truck and equipment traffic. There is a strip of pavement west of the building and in the front of the office area. The shop is 50â€™ x 100â€™ with 2 bays (25â€™ x 100â€™), finished with overhead radiant heating, center floor drain, 1-2 piece washroom plus storage room with 25â€™ x 100â€™ mezzanine area. Also has roughed in-floor heat (not hooked up) and 18â€™ high by 16â€™ wide sunshine door with electric opener. The front office is 20â€™ x 40â€™, storage room plus roughed in plumbing for washroom. The balance is open and has not been completed. Nice clean property with immediate possession.

Built in 2015

Essential Information

MLS® #	A2171631
Price	\$2,200,000
Bathrooms	0.00
Acres	5.24
Year Built	2015
Type	Commercial
Sub-Type	Industrial



Status Active

Community Information

Address 40, 27323 Twp Rd 394
Subdivision Aspelund Industrial Park
City Rural Lacombe County
County Lacombe County
Province Alberta
Postal Code T4M 0S1

Interior

Heating Natural Gas, Boiler, Radiant, See Remarks

Exterior

Roof Metal
Construction Wood Frame, Metal Siding
Foundation Slab

Additional Information

Date Listed October 8th, 2024
Days on Market 176
Zoning I-BI

Listing Details

Listing Office RE/MAX real estate central alberta

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