

# \$1,750,000 - 1, 27123 Highway 597, Rural Lacombe County

MLS® #A2149627

**\$1,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.72 Acres

Burbank Industrial Park, Rural Lacombe  
County, Alberta

This property Includes a 10,352 sq. ft. Office Building with a fully developed basement along with a 5,000 sq. ft. Industrial Shop just to the South. The Office Building features a reception, waiting area, private offices, lunchroom and washrooms on the main floor. Second floor is comprised of private offices and boardroom. Basement is fully developed with a server room, offices and washrooms. The Industrial Shop is equipped with (1) 14' x 14' O/H Door and (1) 14' x 16' O/H Door. This is a prime location located within the Burbank Industrial Park, situated between Red Deer and Blackfalds with quick access to the Prentiss and Joffre Plants. Just minutes to the West for access to QE II. Within 20 minutes or less to all main Central Alberta Industrial Parks and immediate access to all major highways, including: QEII, Highway 2A, and Highway 597. Lacombe County "Business Industrial District" allows for a variety of suitable uses. Property is fully fenced with privacy screening along Highway 597. There are (2) access points into the property. Excellent yard compaction and drainage. This can also be purchased with listing A2149567 as a package.

Built in 1998

## Essential Information



MLS® #	A2149627
Price	\$1,750,000
Bathrooms	0.00
Acres	2.72
Year Built	1998
Type	Commercial
Sub-Type	Office
Status	Active

### **Community Information**

Address	1, 27123 Highway 597
Subdivision	Burbank Industrial Park
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Flat Torch Membrane
Construction	Concrete, Metal Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 12th, 2024
Days on Market	261
Zoning	I-BI

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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