

# \$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

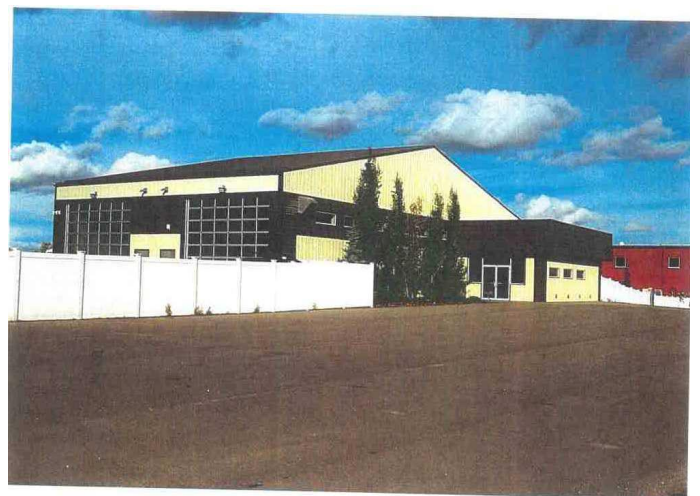
Aspelund Industrial Park, Rural Lacombe  
County, Alberta

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 177  
Zoning I-BI

### Listing Details

Listing Office RE/MAX real estate central alberta

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