

27123 Hwy 597 # #11 Rural Lacombe County, AB T0M 0J0

Commercial
Active

A2117318

W: 4 R: 27 T: S: 23 Q: SW **DOM:** 43 **LP:** \$1,850,000.00
PD: **LR:**
OP: \$1,850,000.00



Trans Type:	For Sale	Title:	
County:	Lacombe County	City:	Rural Lacombe County
Type:	Industrial	SQFT:	9,327
Bus Type:		Year Built:	2002
Building Type:	Manufacturing	Business:	Yes
Subdivision:	Burbank Industrial Park	# Floors:	
LINC#:	0028809192	# Buildings:	
Legal Pln:		Blk:	
Lot Size:	4.03 Ac	Tax Amt:	\$16,368.00
Exclusions:	No	Tax Year:	2023
Reports:	Chattel/Equipment	SRR:	No
Restrictions:	Call Lister	Leg Unit #:	
Disclosure:			
Owner Type:			
Possession:	Immediate		

Public Remarks: 9360 square foot Fabrication / Industrial Facility ON 4 ACRES with 480 Volt, 600 Amp 3 Phase Electrical!!! Plus, a 480 square foot Office trailer on 4.01 Acres in Burbank Industrial Park. The property is on 2 titles, the 2 - acre lot could be sold off separately. In addition to the building is an Outdoor Crane Extension for the 10-ton crane. This facility was previously used as a Rebar Fabrication Plant and Rig Mat manufacturer but could host many different types of businesses. It's a great property, isn't it? Shouldn't it be yours!

Directions: At Blackfalds Roundabout turn East onto Hwy 597, turn right into Burbank Industrial, 3rd property on the left.

Property Information

Building Area:	9,327.00	Nearest Town:	Blackfalds	Frontage:	
Builder Name:		Roof:	Flat, Metal	ASPARP:	
Electric:	400 Amp Service	Cooling:			
Exclusions:	N/A				
Inclusions:	10 Ton Crane				