

27123 Hwy 597 #11 Rural  
Lacombe T0M 0J0

PRICE: \$1,850,000.00

MLS #: A2117318

BUILT IN :2002

ZONING: Industrial

UNIT SIZE: 9,327 SQ.FT.

4.01 Acres

TAXES: \$16,368.00/ 2023

- FEATURES: 480 Sq.Ft Office Trailer
- 480 Volt, 600 Amp 3 Phase Electrical
- Outdoor Crane Extension for a 10 ton crane
- Roof: Flat, Metal
- NATURAL GAS
- SEPTIC TANK AND FIELD
- DIRECTIONS: At Blackfalds Roundabout turn East onto Hwy 597, turn right into Burbank Industrial, 3<sup>rd</sup> property on the left.



**Cindy Price**

#123, 5301 -43 Street

Red Deer, Alberta T4N 1C8

Ph: 403-302-2353

Email: [cindyprice@realtyexecutives.com](mailto:cindyprice@realtyexecutives.com)

