

# \$12 - 37, 27123 Highway 597, Rural Lacombe County

MLS® #A2174481

**\$12**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.43 Acres

Burbank Industrial Park, Rural Lacombe  
County, Alberta

Located in Burbank Industrial Park, this 9,432 SF building is available for lease. There is 2,304 SF of developed office space including a reception area, three private offices, two washrooms, a lunchroom, a storage room, and a utility room. The shop is 5,033 SF with (1) 16' x 14' overhead door on the west side, (1) 12' x 12' and (1) 20' x 14' overhead doors on the south side, 24' ceilings, and there is a 2,095 SF storage area with its own 12' x 14' overhead door. The building sits on 2.43 acres and the property is fully fenced with a gravel yard and paved parking in the front of the building. There is also a storage Quonset on site. Additional Rent is \$2.31 per square foot for the 2024 budget year. The property is also available for sale.

Built in 2000

## Essential Information

MLS® #	A2174481
Price	\$12
Bathrooms	0.00
Acres	2.43
Year Built	2000
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	37, 27123 Highway 597
Subdivision	Burbank Industrial Park
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### **Additional Information**

Date Listed	October 23rd, 2024
Days on Market	180
Zoning	I-BI

### **Listing Details**

Listing Office	RE/MAX Commercial Properties
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.