

INVESTMENT OPPORTUNITY

FOR SALE

**27123-5 HIGHWAY 597
LACOMBE COUNTY, AB**



SALOMONS
COMMERCIAL

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About the Property

Offered for sale is a 4,800 SF freestanding industrial shop located on 2.66 acres in the established Burbank Industrial Park. Strategically positioned just off Highway 597—a recognized high load corridor—this property provides excellent access for industrial users and transportation routes. The building is fully leased, making it an ideal turnkey investment opportunity.

The structure features two drive-in bays and a functional drive-thru wash bay. A 900 SF mezzanine houses two offices and a storage area, while the main floor includes an additional two offices, along with separate washrooms for the office and shop areas. Washer and dryer connections are in place, and the site is serviced by well and septic systems.

The yard is fully fenced and graveled, offering ample outdoor storage or maneuvering space. With strong tenant retention and minimal operational complexity, this property is a solid addition to any industrial investment portfolio.

LEGAL DESCRIPTION

Plan 0121471, Block 2, Lot 3

BUILDING SIZE

4,800 SF

SITE SIZE

2.66 Acres

LOCATION

Burbank Industrial Park

ZONING

I-BI: Business Industrial District

SALE PRICE

\$1,200,000

PROPERTY TAXES

TBV

POSSESSION

Negotiable

Building Details

BUILDING SIZE

4,800 SF

LOADING

- (1) 14' x 16' Wash Bay
- (2) 14' x 16' Drive In Bays

HVAC

Radiant Heating

LIGHTING

Hi Bay/Fluorescent

DRAINAGE

Trench Sump and Double Compartment Sumps

YARD

- > Graveled
- > Fully Fenced

FEATURES

- > (2) Offices on the main floor
- > Office washroom
- > Shop washroom
- > Mezzanine with (2) offices and storage
- > Hotsy Pressure Washer
- > Washer and Dryer Connections
- > Building serviced by Well and Septic







Central Alberta's Ambassador for Commercial Real Estate



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