

LACOMBE COUNTY, ALBERTA

# FOR LEASE

253, 27312 Township Road 394



**LOCATION:**

Aspelund  
Industrial Park



**LEASE AREA:**

±9,340  
Square Feet



**ZONING:**

1B1 - Business  
Industrial District



**LEASE RATE:**

\$15.00 Per SF  
Gross Lease

**PRESENTED BY**

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**WWW.REDDERCOMMERCIAL.COM**

# THE PROPERTY

253, 27312 TOWNSHIP ROAD 394

## Well Maintained Industrial Space Available

±9,340 Square foot shop space available for lease. located in Aspelund Business Park in Lacombe County. This property includes:

- » **Additional staffroom / kitchenette**
- » **Two potential offices if required**
- » **Ample parking for staff and clients**
- » **High visibility and access to QEII**
- » **Designated yard space (to be discussed)**
- » **Zoning = IBI (Business Industrial)**
- » **100' x 77'- 8" Shop space**
- » **Six (14' x 16') OH doors**
  - Separate wash bay (2x OH)
  - 2x drive thru bays (4x OH)
- » **Two washrooms**
- » **Large shop office**
- » **Shared reception space**

This property is available for lease at \$15.00 Per square feet, this is a gross lease and includes all utilities



# PROPERTY DETAILS / PHOTOS

## PROPERTY DETAILS

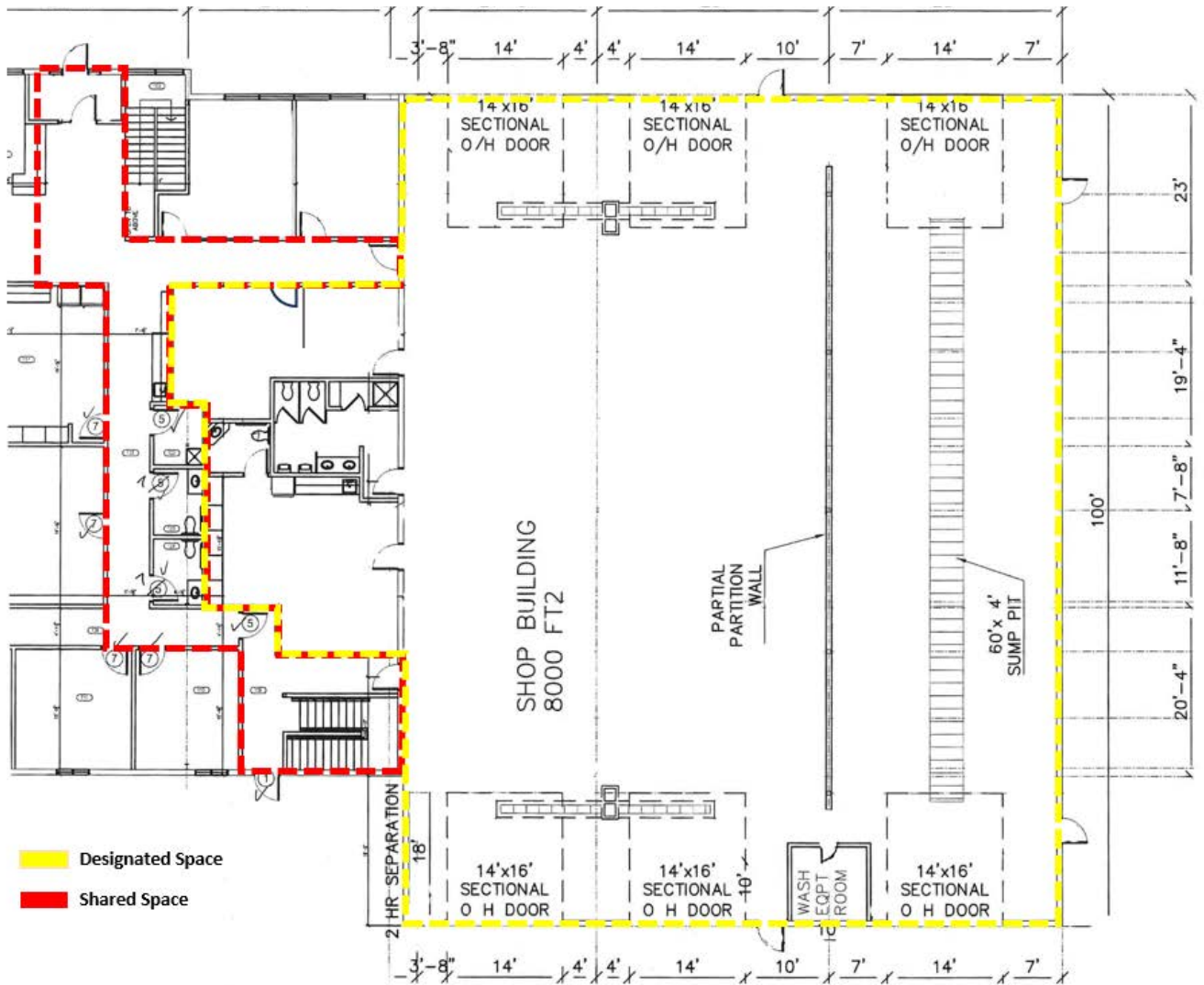
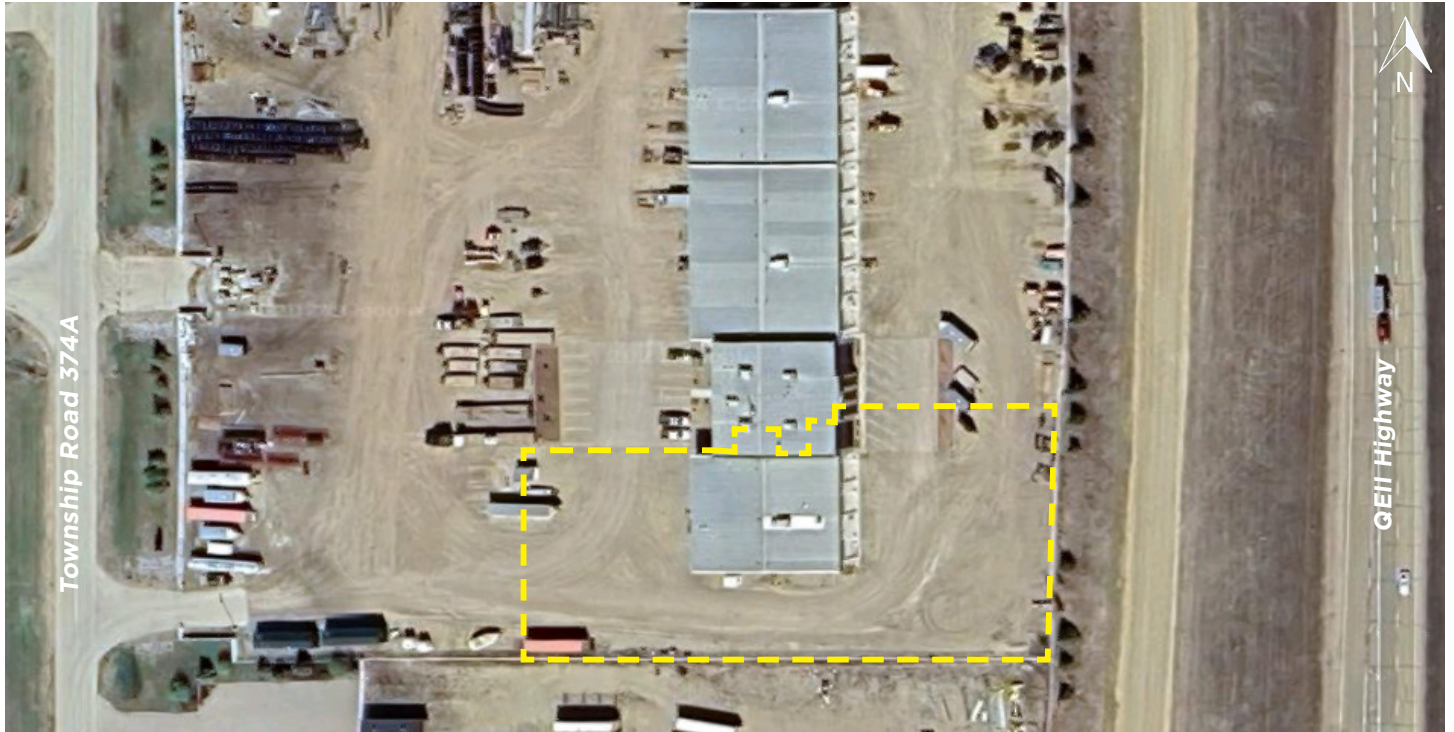
<b>MUNICIPAL:</b>	253, 27312 Township Rd 394 Lacombe County, AB
<b>LEGAL LAND DESCRIPTION:</b>	Plan: 0729331 Block: 3, Lot: 1
<b>TOTAL AREA:</b>	<b>±9,340 Sq Ft</b>
<b>ZONING:</b>	IBI - Business Industrial
<b>PARKING:</b>	Ample parking
<b>LEASE PRICE:</b>	<b>\$15.00 PSF/ \$11,675 Monthly Gross</b> *Includes all utilities

Includes: Building insurance & property taxes

**PROPERTY TOUR** 



# PROPERTY FLOOR PLAN



# PROPERTY PHOTOS



# AMENITIES / MAP



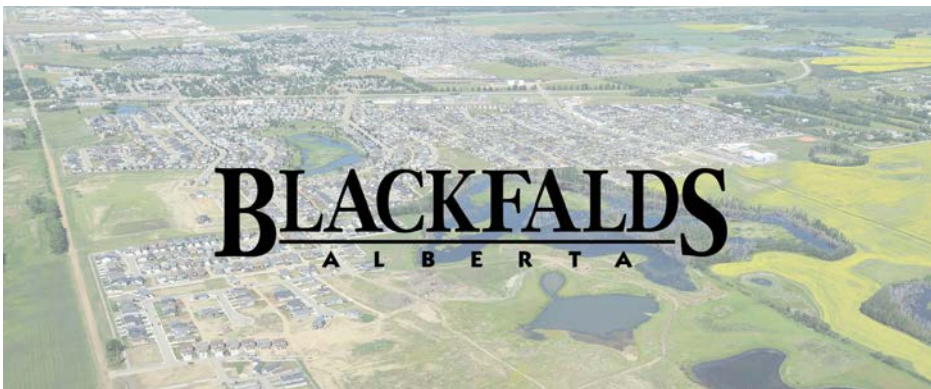
## BLACKFALDS, ALBERTA

A City in Central Alberta, Canada, located approximately 13.3 kilometers North of Red Deer along Highway 2A. Distances from major cities:

**Edmonton - 141 Kilometers**

**Calgary - 163 Kilometers**

**Red Deer - 13.5 Kilometers**



# LOCATION / MAP



403.986.7777

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**RE/MAX**  
COMMERCIAL  
PROPERTIES

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RE/MAX COMMERCIAL BROKERAGE



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