

BURBANK INDUSTRIAL PARK  
**FOR SALE & LEASE**

#11 - 27123 HIGHWAY 597, LACOMBE COUNTY



**LOCATION:**

Burbank  
Industrial Park



**PROPERTY SIZE:**

9,715 Sq Ft  
4.03 Acres



**ZONING:**

I-BI - Business  
Industrial District



**LEASE PRICE:**

\$12.00 PSF  
NNN - \$2.52 PSF



**SALE PRICE:**

\$1,650,000.00

**PRESENTED BY**

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# THE PROPERTY

#11 - 27123 HIGHWAY 597

## BURBANK INDUSTRIAL INDUSTRIAL PROPERTY FOR SALE OR LEASE

9,715 SF industrial shop and office situated on 4.03 Acres of land in Burbank Industrial Park, Lacombe County. This property includes:

- » 480 SF office trailer
- » 9,235 SF fabrication shop
- » Developed mezzanine with lunch room and office
- » (1) 20 x 18' overhead door
- » Outdoor crane extension with 10-ton crane
- » Phase 3, 480 volt, 600 AMP services
- » Fully fenced, graveled yard
- » 4.03 Acres
- » Easy access to Highway 2A, Highway 597, and Highway 2
- » Zoning = I-BI - Business Industrial

Additional Rent is estimated \$2.52 per SF for the 2026 budget year.



# PROPERTY DETAILS

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<b>MUNICIPAL:</b>	#11 - 27123 Highway 597, Lacombe County
<b>LEGAL LAND DESCRIPTION:</b>	Plan 0121471 Block 2, Lots 5 & 6
<b>TOTAL SIZE:</b>	Total Size of Building & Yard <b>SF of Shop = 9,235 SF</b> <b>SF of Office = 480 SF</b> <b>Size of Property = 4.03 acres</b>
<b>YEAR BUILT:</b>	2002
<b>ZONING:</b>	I-BI - Business Industrial District
<b>PARKING:</b>	Ample parking on gravelled lot

## FINANCIAL DETAILS

### FOR LEASE

<b>LEASE PRICE:</b>	\$12.00 PSF / \$9,715.00 Monthly
<b>NNN:</b>	\$2.52 PSF / \$2,040.15 Monthly
<b>TOTAL:</b>	\$11,755.15

\*Plus GST

### FOR SALE

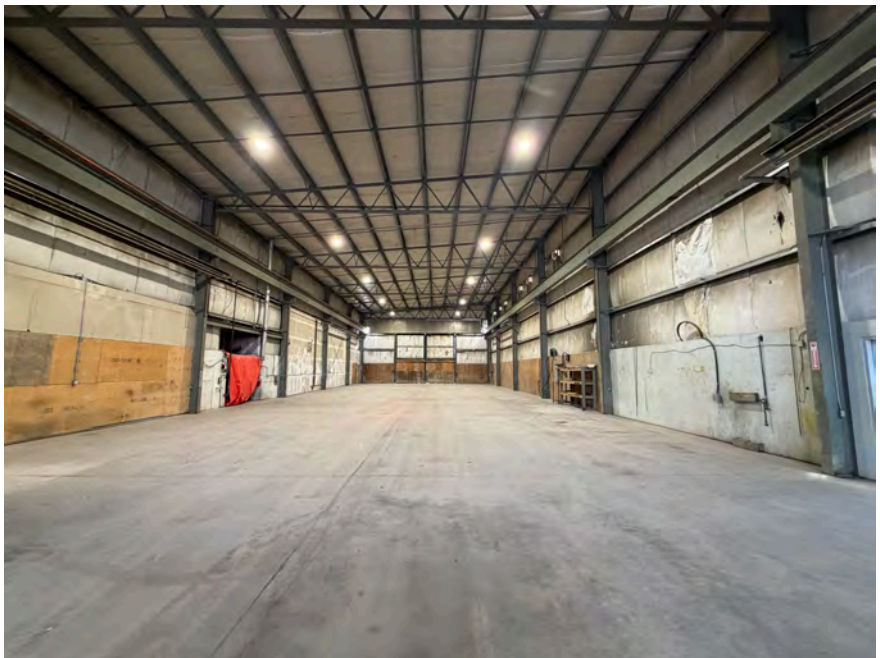
<b>SALE PRICE:</b>	\$1,650,000.00
<b>TAXES:</b>	\$15,280.66 (2026)

\*Plus GST

**PROPERTY TOUR** 



# PROPERTY PHOTOS



# LOCATION / 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



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