

# \$10 - 1 & 2, 27123 Highway 597, Blackfalds

MLS® #A2223959

**\$10**

0 Bedroom, 0.00 Bathroom,  
Commercial on 3.39 Acres

Blackfalds - Other, Blackfalds, Alberta

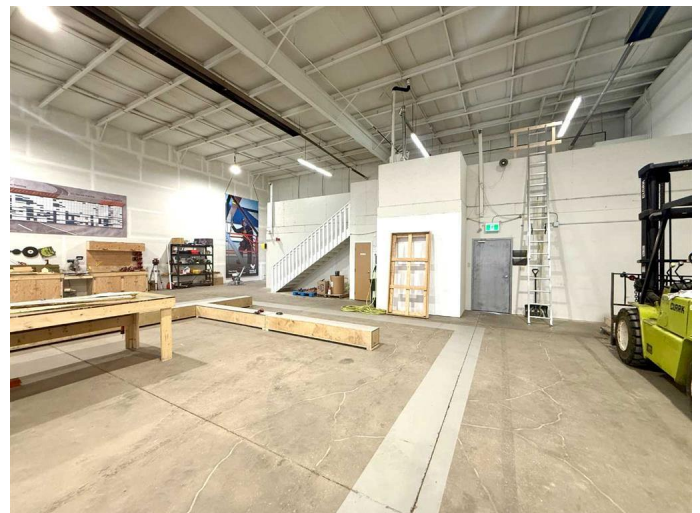
GREAT HWY EXPOSURE! Newly Demised and renovated- this former TRAINING FACILITY features 6,000 of shop and office/classroom space, - 20'+ ceiling height with 2 oversized 14'w x 16 h' overhead doors. 60' Wide by 100' long shop bays, Radiant shop heat, sumps, forced air furnace heat for office space. 200 AMP power, Barrier-free washrooms & DEDICATED YARD SPACE ON THE SIDE & BACK ON UNT. This building is comprised of 32,000 sq ft, divided into spaces varying in size. Set up perfectly for that single user mechanic, manufacturing tenant, driving school and so much more. Great HWY 597 FRONTAGE and is well positioned at the intersection of Highway 2A and Highway 597. Burbank Industrial Park, just 5 minutes north of the city of Red Deer, Alberta, Canada. Superb access to the Nova Plant at Joffre, Stettler, Provost, and Saskatchewan to the east. It has great access to the Queen Elizabeth II Highway (Highway 2) north to Edmonton and Fort MacMurray, and south to Calgary, Lethbridge, and the USA. Take the QEII to get on to Highway 11 west to Sylvan Lake, Rocky Mountain House, and British Columbia.

Built in 2001

## Essential Information

MLS® # A2223959

Price \$10



Bathrooms	0.00
Acres	3.39
Year Built	2001
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	1 & 2, 27123 Highway 597
Subdivision	Blackfalds - Other
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M 0J0

### Amenities

Parking Spaces	10
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### Interior

Heating	Forced Air, Natural Gas, Radiant
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### Exterior

Lot Description	Irregular Lot
Roof	Metal
Construction	Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	84
Zoning	I1

### Listing Details

Listing Office	Century 21 Advantage
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