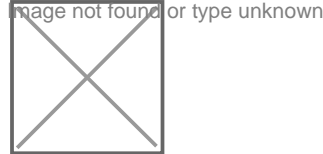


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 253, 27312 TOWNSHIP ROAD 394 FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Rural Lacombe County, Alberta



**Listing ID:**  
26655


**MLS ID:**  
A2159850

**\$15**



 **CAMERON TOMALTY**  
 (403) 350-0075

 RE/MAX Commercial Properties  
 403-986-7777

  
253, 27312 Township Road 394 , Rural Lacombe County , Alberta T4M 0R9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 15.00
<b>Lease Frequency</b> Annually	<b>Zoning</b> 5	<b>Subdivision</b> Aspelund Industrial Park
<b>Nearest Town</b> Blackfalds	<b>Year Built</b> 2009	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1722762
<b>Building Area (Sq. Ft.)</b> 9340.00	<b>Building Area (Sq. M.)</b> 867.71	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

This 9,340 SF space, located in Aspelund Industrial Park features a shared reception area, two large offices with windows, a staff room with kitchenette, and a washroom. The shop is wide-open with a shop office and washroom, as well as (6) 14' x 16' overhead doors. Ample parking is available on site for staff and clients, with designated yard space behind the building. The property offers high visibility from Highway 2. This is a gross lease and utilities are included. Additional office space may be negotiable.

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