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26103 40 HIGHWAY 12 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Lacombe County, Alberta



Listing ID:
27507


MLS ID:
A1225293

\$2,750,000



 **BOYD WILLIAMS**
 (403) 782-3171

 Royal LePage Lifestyles Realty
 403-782-3171

 26103 40 Highway 12 , Rural Lacombe County , Alberta T4L 0H6

Transaction Type

For Sale

Days On Market

1058

Zoning

I-BI

Subdivision

Iron Rail Business Park

Nearest Town

Lacombe

Building Type

Warehouse

Year Built

2016

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1423957

Building Area (Sq. Ft.)

25000.00

Building Area (Sq. M.)

2322.56

Lot Size (Sq. Ft.)

181209

Lot Size (Acres)

4.16

Roof

Metal

Foundation

Slab

Cooling

None

Heating

Forced Air,Natural Gas,Radiant

Access to Property

Paved Road

Inclusions

None

Restrictions

None Known

ReportsAerial Photos,Building
Plans,Contracts,Formal Lease

This property has a TON of potential. All 10 bays are currently Leased!!! The yard has one fully fenced compound and the remainder of the yard is fenced but not enclosed. The lot to the north is currently used by the tenants but has enough area for another building with the same foot print. All the the bays have a 16' wide x 18' tall overhead door in the rear of the building, a man door in the rear of the bay along with a with a bathroom.

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