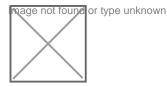


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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** 

rM1

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

**Property Type** Commercial

Industrial

**Property Sub Type** 

Industrial

Legal Plan Building Area (Sq. Ft.) 1423957

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

Reports

Aerial 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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