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## 10209 92 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lac La Biche, Alberta



**Listing ID:**  
29810

**MLS ID:**  
A2202829

**\$850,000**



 **KORRY ULLRICH**  
 (780) 623-1078

 **COLDWELL BANKER UNITED**  
 780-714-5050

 10209 92 Avenue , Lac La Biche , Alberta T0A 2C0

**Transaction Type**

For Sale

**Days On Market**

169

**Zoning**

medium density

**Subdivision**

Lac La Biche

**Building Type**

See Remarks

**Structure Type**

None

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0921433

**Building Area (Sq. Ft.)**

0.00

**Building Area (Sq. M.)**

0.00

**Inclusions**

N/A

**Restrictions**

Building Restriction,Condo/Strata  
Approval,Development  
Restriction,Restrictive Covenant

**Reports**

Condo/Strata Bylaws

New Home Subdivision For Sale in Lac La Biche. 7 acres total in this parcel which makes the phase 2, phase 3 of "the Meadows" new home subdivision. 56 non-registered serviced lots. "The Meadows". is made up of a total 73, 35 ft. wide lots. centrally located in Lac La Biche County. with 75% of phase one SOLD. 7 of the homes are 20 wide manufactured homes with the rest of phase 1 zoned for narrow lot homes. This is the perfect affordable new home subdivision is close to schools and hospital and amenities. A brand new playground was installed, roads are paved with street lights and gutters. Bare land condominium with by-laws in place to help keep those values up and remain a desirable place to live. This almost turn key subdivision is ready for a new developer to build affordable housing with attractive single family dwellings. The price point of these homes competes with no other subdivisions in the Lac La Biche County.

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