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208, 27211 HIGHWAY 12 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Lacombe County, Alberta



Listing ID:
32311


MLS ID:
A2260861

\$300,000



 **BOB WILSON**
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 208, 27211 Highway 12 , Rural Lacombe County , Alberta T4L 0E3

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C-HC	Subdivision Wildrose Commercial Park	Nearest Town Lacombe
Building Type Commercial Mix,Condo Complex	Year Built 2016	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1622594
Building Area (Sq. Ft.) 3233.00	Building Area (Sq. M.) 300.35	Roof Metal
Electric 100 Amp Service,220 Volts	Heating Natural Gas	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports Information Package

FORCLOSURE – Condo bay located in the Wild Rose Commercial Park at the junction of Highway 12 and Highway #2. Highly visible location. The bay is approx. 1950 sq. ft. on the main floor with reception area, coffee station, 2 piece washroom, 3 offices and an open back shop area with 1 office – c/w 1 16' x 16' overhead door. The mezzanine area is approx. 790 sq. ft. with a boardroom – 15' x 15', 2 offices plus another 490 sq. ft. of framed undeveloped office area. The property is all paved front and back and comes with a graveled, fenced yard. Selling well below assessed value.

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