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204 & 205, 27211 HIGHWAY 12 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Lacombe County, Alberta



Listing ID:
32312


MLS ID:
A2260871

\$530,000



 **BOB WILSON**
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 204 & 205, 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.) 4332.00	Building Area (Sq. M.) 402.45	Roof Metal
Electric 100 Amp Service	Heating Natural Gas	Access to Property Direct Access
Inclusions N/A	Restrictions None Known	Reports Information Package

FORECLOSURE – 2 condo bays located in the Wild Rose Commercial Park at the junction of Highway 12 and Highway #2. Property is approx. 3,800 sq. ft. on the main floor and an additional 530 sq. ft. on the mezzanine. The basic layout of the units consists of an open retail area with an office, 3 piece washroom in unit 12 with rear coolers and cutting area. Unit 11 mostly comprises of coolers and cutting floor area with a mezzanine lunchroom/office. Unit has a rough-in for washroom only and a 16' x 16' overhead door in each bay. The property is all paved front and back and comes with a graveled, fenced yard for each bay in the rear. Offered well below assessed value.

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