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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

**\$495,000**



 **BOB WILSON**  
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 204 & 205, 27211 Highway 12 , Rural Lacombe County , Alberta T4L 0E3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 113
<b>Zoning</b> C-HC	<b>Subdivision</b> Wildrose Commercial Park	<b>Nearest Town</b> Lacombe
<b>Building Type</b> Commercial Mix,Condo Complex	<b>Year Built</b> 2016	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 1622594
<b>Building Area (Sq. Ft.)</b> 4332.00	<b>Building Area (Sq. M.)</b> 402.45	<b>Roof</b> Metal
<b>Electric</b> 100 Amp Service	<b>Heating</b> Natural Gas	<b>Access to Property</b> Direct Access
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> 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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