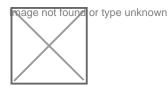


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 204 & 205, 27211 HIGHWAY 12 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Lacombe County, Alberta

Listing ID:

MLS ID:

A2260871

\$530,000



**△** BOB WILSON

32312

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RE/MAX real estate central alberta

**403-782-4301** 

M

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

**Transaction Type** 

For Sale

Title

**Days On Market** 

Zoning

C-HC

Subdivision

Fee Simple

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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