



GRASSROOTS
REALTY GROUP

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208, 27211 Highway 12
Rural Lacombe County, Alberta

MLS # A2260861



\$300,000

Division: Wildrose Commercial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,233 sq.ft.

Zoning: C-HC

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: -

Inclusions: N/A

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 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.