

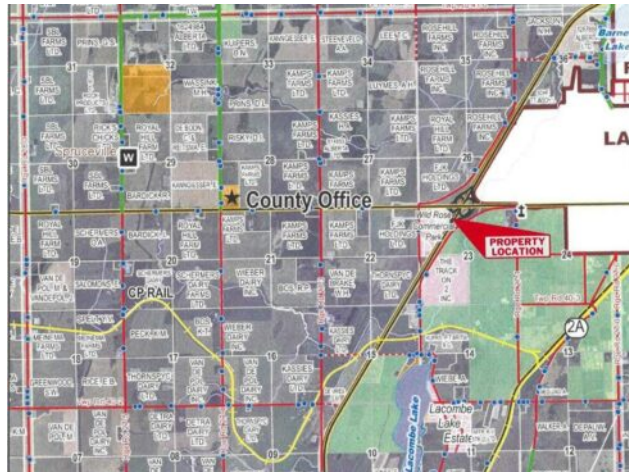


GRASSROOTS
REALTY GROUP

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204 & 205, 27211 Highway 12
Rural Lacombe County, Alberta

MLS # A2260871



\$530,000

Division: Wildrose Commercial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,332 sq.ft.

Zoning: C-HC

Heating: Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.