

FREE STANDING BUILDING ON 2.64 ACRES

9804 99 AVENUE, LAC LA BICHE, AB T0A 2C0



PROPERTY DESCRIPTION

Previously occupied by 'Rona'. This prime Building has over 17,334 sq ft and is located on a fully fenced 2.64 Acres (corner lot). This building can be demised into 2 separate spaces; each with a loading dock.

Fully paved front parking lot; and compacted crushed gravel yard for the remaining property. Featuring an open show room floor area which allows a variety of prime business's to operate such as large Box Stores, Retail; and light Industrial companies. The upper Mezzanine has multiple offices, meeting room; staff room and washroom. This is a prime location with the town of Lac La Biche.

PROPERTY HIGHLIGHTS

Sale Price:	\$2,980,000
Lot Size:	2.64 Acres
Building Size:	17,334 SF
Zone:	Arterial Commercial
Legal:	0524462 / 2 / 1
Taxes: 2023	\$23,584
Built:	2005



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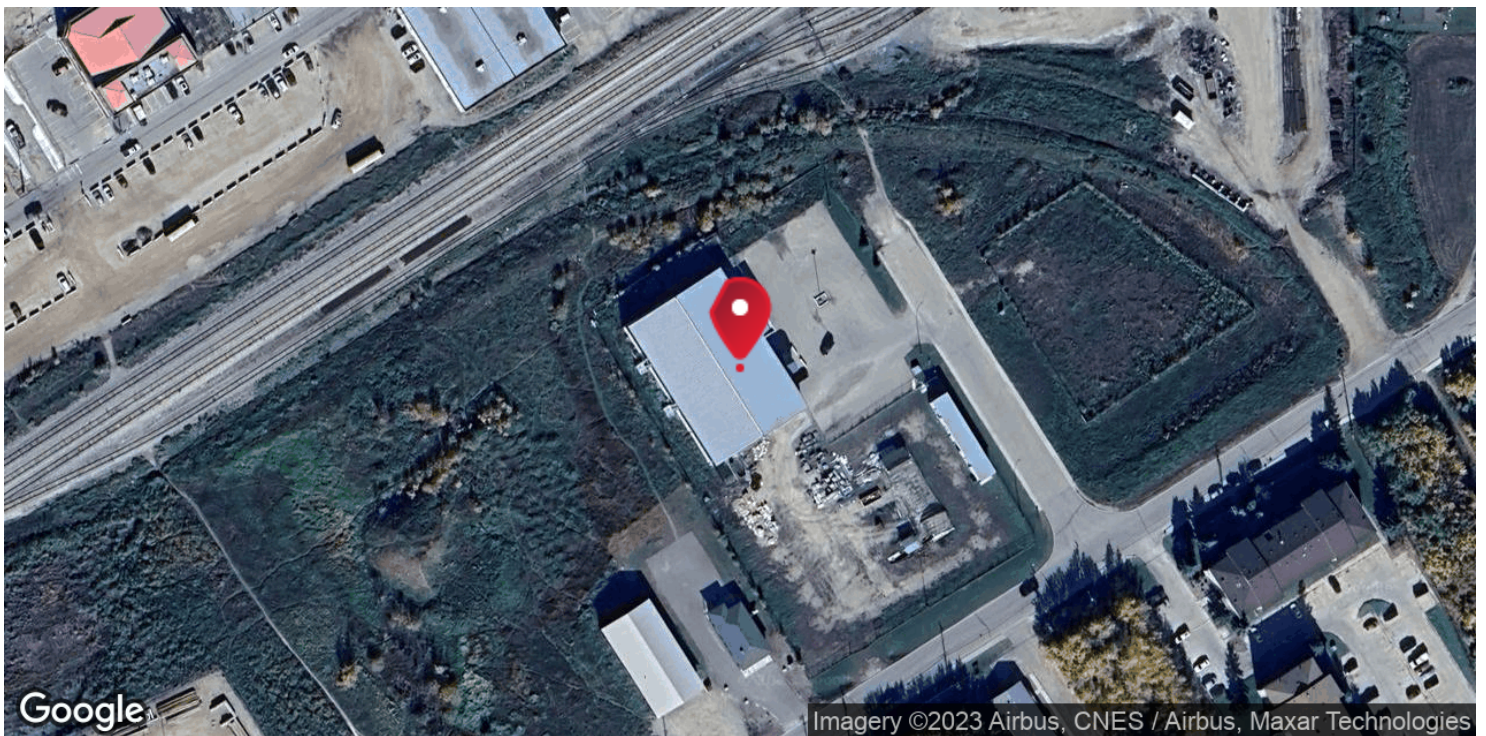
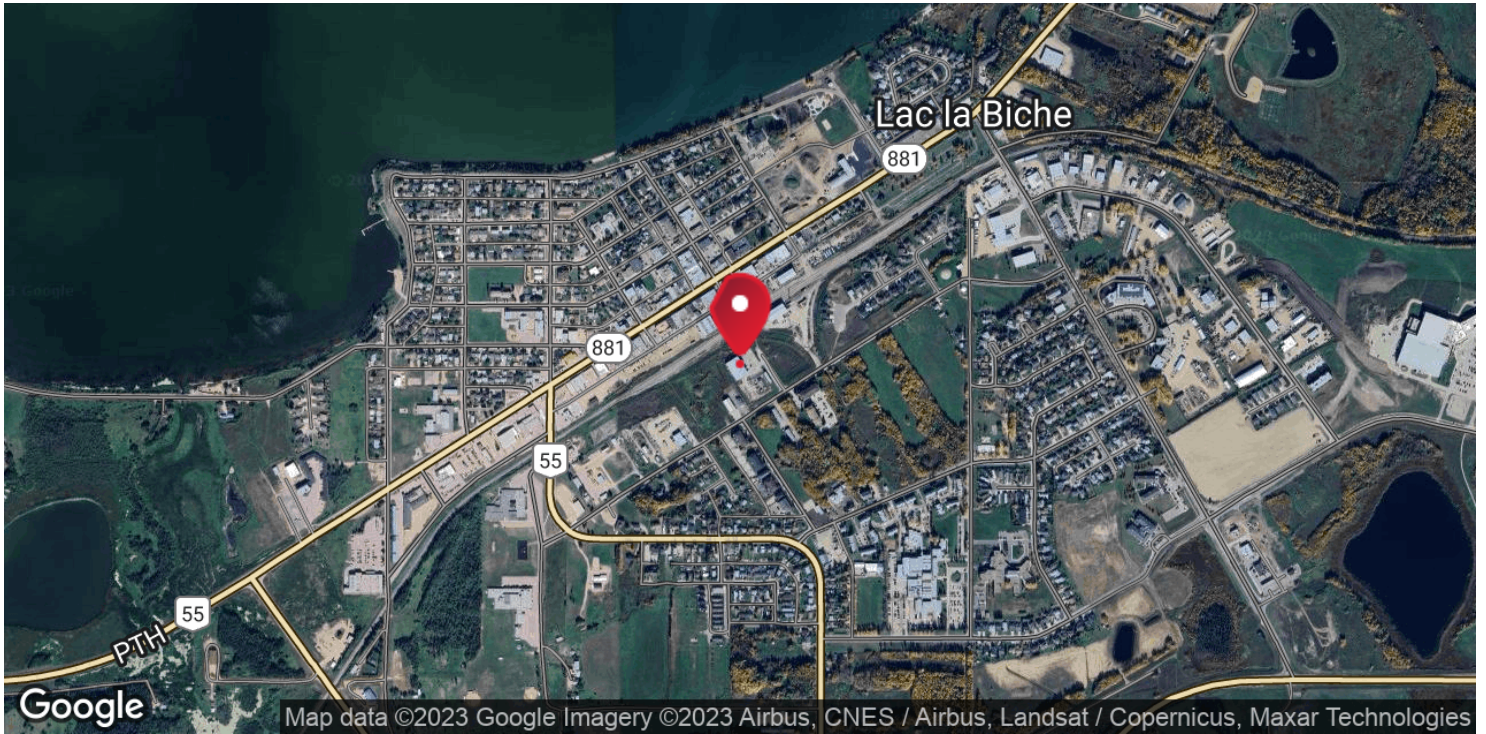
FOR SALE

RETAIL PROPERTY

LOCATION MAP

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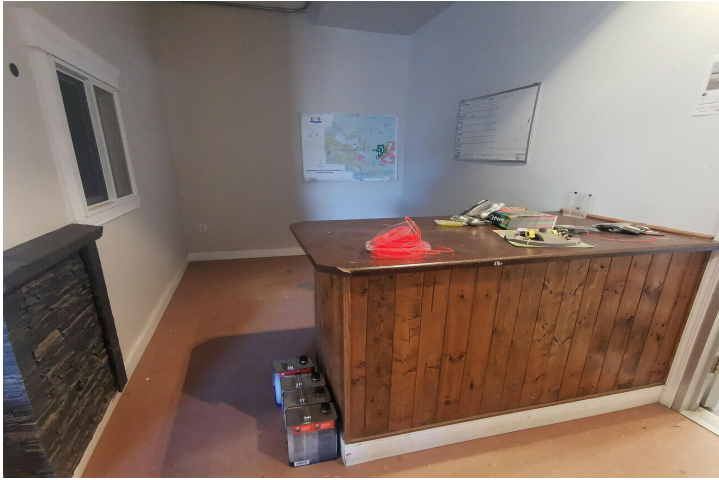
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ADDITIONAL PHOTOS

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