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10 67054 MISSION ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Lac La Biche, Alberta



Listing ID:
28513


MLS ID:
A2159446

\$649,000



 **JAMES PIQUETTE**
 (780) 623-9700

 **RE/MAX LA BICHE REALTY**
 780-623-2514

 10 67054 Mission Road , Lac La Biche , Alberta T0A 2C0

Transaction Type For Sale	Title Fee Simple	Days On Market 332
Zoning Serviced Industrial Distr	Subdivision Lac La Biche	Nearest Town Lac La Biche
Building Type Mixed Use	Year Built 2016	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1524374
Building Area (Sq. Ft.) 4400.00	Building Area (Sq. M.) 408.77	Roof Metal
Heating Natural Gas,Space Heater	Access to Property Airport Nearby,Public	Inclusions air compressor and hotsy (Aaladin Cleaning Systems)
Restrictions Call Lister	Reports Call Lister	

This spacious 4,448 sq ft shop, built in 2016, offers exceptional potential just a 2-minute drive from town. Situated on 1.72 acres, this property features four 12'x14' shop doors, a large tool crib, an office, and a bathroom for convenience. The upper floor includes an unfinished suite, offering the opportunity to create your own living quarters or other additional use. This property is connected to town water and sewer and is also enclosed by a fully functional chain linked fence providing extra security. Whether you need a functional workspace or the flexibility for future development, this property is ready to accommodate your industrial needs! Owner will consider leasing.

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