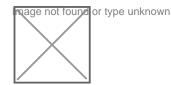


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 104 67048 MISSION ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Lac La Biche, Alberta Listing ID: 28514

MLS ID: A2159453

\$449,000



- **△** JAMES PIQUETTE
- **2** (780) 623-9700
- □ RE/MAX LA BICHE REALTY
- **2** 780-623-2514

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104 67048 Mission Road , Lac La Biche , Alberta  $\,$  T0A 2C0  $\,$ 

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

364

Zoning

Serviced Industrial Distr

**Subdivision** Lac La Biche Nearest Town Lac La Biche

Year Built

1998

Structure Type
Warehouse

Property Type Commercial

Property Sub Type

Industrial

Legal Plan

1524374

Building Area (Sq. Ft.)

3200.00

Building Area (Sq. M.)

297.29

Footprint (Sq. Ft.)

3200

Heating

Ceiling,Radiant

Lot Features

Cleared

Access to Property

Airport Nearby, Public

Inclusions

n/a

RestrictionsReportsCall ListerNone

This 3,200 sq meter industrial shop, built in 1998, is located just a 2-minute drive from Lac La Biche and sits on a .82-acre lot. Featuring two main bays with a connecting door, this property offers flexibility for various uses. The shop includes an upper mezzanine level, a tool crib, and a bathroom for added convenience. The property is serviced by its own septic system and cistern, with the option to connect to town water and sewer if desired. The entire property is enclosed by a chain-linked fence, providing security and functionality. Perfect for businesses seeking a well-equipped space close to town! Owner will consider leasing.

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