

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**  
 (780) 623-9700

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

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

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	523
<b>Zoning</b>	<b>Subdivision</b>	<b>Nearest Town</b>
Serviced Industrial Distr	Lac La Biche	Lac La Biche
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1998	Warehouse	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Industrial	1524374	3200.00
<b>Building Area (Sq. M.)</b>	<b>Footprint (Sq. Ft.)</b>	<b>Heating</b>
297.29	3200	Ceiling,Radiant
<b>Lot Features</b>	<b>Access to Property</b>	<b>Inclusions</b>
Cleared	Airport Nearby,Public	n/a
<b>Restrictions</b>	<b>Reports</b>	
Call Lister	None	

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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.