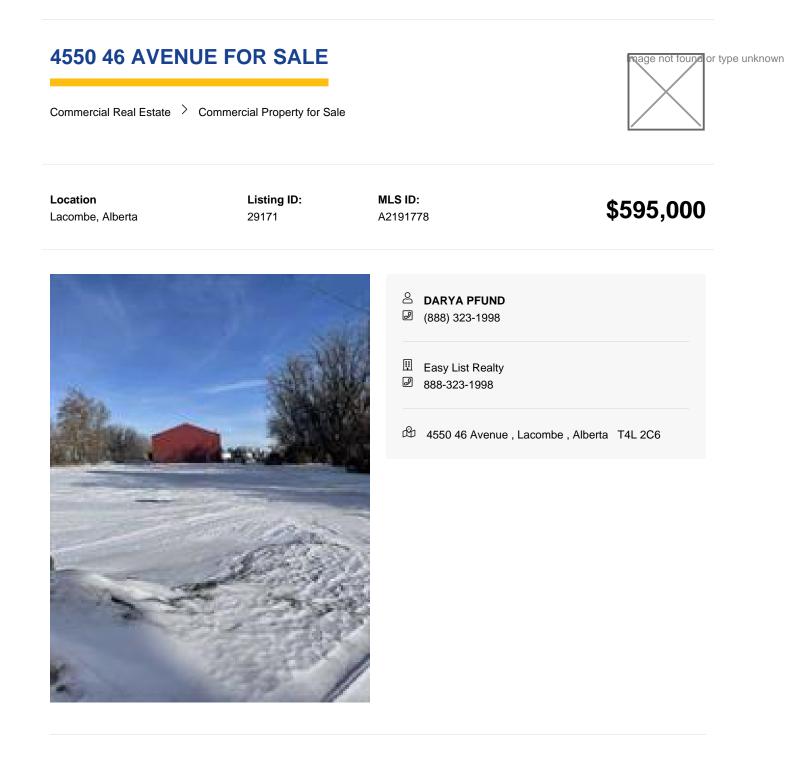


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Transaction Type	Days On Market	Zoning
For Sale	211	Cl1
Subdivision	Year Built	Structure Type
None	1950	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	6829 ET
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
3200.00	297.29	n/a
Restrictions Easement Registered On Title	Reports Title	

For more information, please click the "More Information" button. Prime 1.83-Acre Light Industrial Property with Shop & House in Lacombe Located in the heart of Lacombe, this 1.83-acre property boasts excellent potential for a wide range of uses. Zoned for light industrial and conveniently close to major highways, this property features a spacious 40x80ft (3,200 sq. ft.) shop equipped with a clean burn oil furnace, 4 bays with 3 overhead doors. Additionally, the shop includes a 3hp, 60-gallon compressor and bright LED lighting, making it perfect for various business or personal needs. The back half of the property is fully fenced and includes a dog pen, offering privacy and security. On the property, you'll also find a 2-bedroom, 1-bathroom house that has undergone several recent upgrades, including a new furnace and hot water tank, upgraded windows and doors, and blown insulation in the roof. The home has also been recently re-shingled and sided, ensuring years of reliable comfort. This versatile property offers the perfect mix of residential and light industrial potential - don't miss out!

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