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## **4550 46 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Lacombe, Alberta

Listing ID: 29171

MLS ID: A2191778

\$595,000



- **△** DARYA PFUND
- **(888)** 323-1998
- Easy List Realty
- **888-323-1998**
- 4550 46 Avenue, Lacombe, Alberta T4L 2C6

**Transaction Type** 

For Sale

**Days On Market** 

274

Zoning CI1

Subdivision

None

Year Built

1950

Structure Type Mixed Use

**Property Type** 

Commercial

**Property Sub Type** 

Mixed Use

Legal Plan 6829 ET

Building Area (Sq. Ft.)

3200.00

Building Area (Sq. M.)

297.29

**Inclusions** 

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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