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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

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 4550 46 Avenue , Lacombe , Alberta T4L 2C6

Transaction Type For Sale	Days On Market 211	Zoning C11
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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