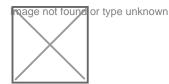


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4802 HIGHWAY 2A FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLacombe, Alberta

Listing ID: 30075

MLS ID: A2208162

\$295,000



- △ JANET SCOTT
- **(403) 307-3035**
- Maxwell Real Estate Solutions Ltd.
- **403-346-7755**
- 4802 Highway 2A , Lacombe , Alberta T4L 2B3

Transaction Type

For Sale

Title

Days On Market

88

Zoning

С3

Subdivision

Fee Simple

Downtown Lacombe

Building Type See Remarks

Structure Type

Other

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

RN1B

Building Area (Sq. Ft.)

946.90

Building Area (Sq. M.)

87.97

Lot Size (Sq. Ft.)

6759

Lot Size (Acres)

0.16

Construction Type

Vinyl Siding

Roof

Foundation Metal **Poured Concrete**

Heating

Forced Air, Natural Gas

Inclusions

Fridge, Stove, washer/dryer, ceiling

fan(s)

Restrictions None Known

Reports

None

Prime commercial opportunity on Highway 2A! This C3 - Transitional Commercial District zoned property offers exceptional visibility and easy access, making it ideal for your next business venture. Furnace and hot water tank in 2019. Recent updates include new flooring and fresh paint. Durable metal roof was installed in 2015, adding long-term value and protection. Situated in a high-traffic area, this property ensures outstanding exposure to potential customers and clients. Don't miss this chance to bring your business vision to life! Permitted and Discretionary uses for C3 zoning are available through the City of Lacombe Website. Yard will be cleaned up once the snow/frost is gone.

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