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4802 HIGHWAY 2A FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lacombe, Alberta



Listing ID:
30075

MLS ID:
A2208162

\$295,000



 **JANET SCOTT**
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 Maxwell Real Estate Solutions Ltd.
 403-346-7755

 4802 Highway 2A , Lacombe , Alberta T4L 2B3

Transaction Type For Sale	Title Fee Simple	Days On Market 88
Zoning C3	Subdivision 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 Metal	Foundation 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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