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## 24 NIPEWON ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lac La Biche, Alberta



**Listing ID:**  
30151


**MLS ID:**  
A2210597

**\$469,900**



 **JAMES PIQUETTE**  
 (780) 623-9700

 **RE/MAX LA BICHE REALTY**  
 780-623-2514

 24 Nipewon Road , Lac La Biche , Alberta T0A 2C0

**Transaction Type**

For Sale

**Days On Market**

143

**Zoning**

Hamlet Industrial Distric

**Subdivision**

Lac La Biche

**Year Built**

1991

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Warehouse

**Legal Plan**

8120167

**Building Area (Sq. Ft.)**

5292.00

**Building Area (Sq. M.)**

491.64

**Inclusions**3 Phase Heavy-duty air compressor ,  
Hot Water Power Washer**Restrictions**

None Known

**Reports**

Call Lister

Commercial Opportunity on Nipewon Road! Formerly known as Stewart Sales and Rentals, this commercial property offers nearly 5,300 sq. ft. of main shop space along with additional outbuildings, all situated on a .78-acre lot in a prime location in Lac La Biche. Whether you're looking to establish a new business or expand an existing one, this property has the space and flexibility to suit a variety of commercial needs with office space, retail space, single bay and parts room, coffee room. Other features include attached dry storage and a cold storage shop at the rear of the property. Conveniently located on Nipewon Road, it offers great visibility and accessibility. There would be a possible Linde Bottle supply opportunity for this location for an interested buyer. There is also an adjacent .80-acre lot that may be available for purchase as part of a package deal, offering even more potential for expansion. Don't miss out on this excellent opportunity to invest in a growing community!

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