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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

81

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

Inclusions3 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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