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54 NIPEWON ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Lac La Biche, Alberta



Listing ID:
30643


MLS ID:
A2214652

\$685,000



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

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

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

Transaction Type

For Sale

Days On Market

62

Zoning

Hamlet Industrial Distric

Subdivision

Lac La Biche

Year Built

1980

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan

7822995

Building Area (Sq. Ft.)

8292.00

Building Area (Sq. M.)

770.35

Inclusions

negotiable

Restrictions

None Known

Reports

Call Lister

Versatile Shop Space with Office on Nipewon Road. This commercial property on Nipewon Road offers a solid opportunity for a business in need of shop space with excellent accessibility. The main shop, originally built in 1980, features four 14' overhead doors (three on one wing, one on the other), a mezzanine, and an attached office area. While the office is dated, it remains functional and serviceable for a variety of operations. A secondary shop on the property, with one 14' overhead door, provides additional workspace and is structurally sound, though also in need of some updates. Both buildings have good structure and offer flexibility for many potential uses, from mechanical work to storage or light industrial activity. Previously operated as a waste management facility, the property is now vacant and ready for new possibilities. Situated within town limits, this location offers convenient access while maintaining a more industrial or service-based setup. With some vision, this property could be transformed to suit a wide range of commercial needs.

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