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4621 46 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lacombe, Alberta

Listing ID:
30894

MLS ID:
A2228678

\$225,000



 **JON NICHOLS**
 (403) 302-0800

 **CIR Realty**
 403-358-3883

 **4621 46 Street , Lacombe , Alberta T4L 2W3**

Transaction Type	Days On Market	Zoning
For Sale	250	C3
Subdivision	Structure Type	Property Type
Wes Jackson	Other	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	2131HW	687.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
63.82	16117	0.37
Roof	Foundation	Heating
Asphalt Shingle	Poured Concrete, See Remarks	Forced Air, Natural Gas
Inclusions	Restrictions	Reports
fridge, stove, washer, dryer, NOTE-all appliances are as is	See Remarks	Other Documents

Zoned Commercial, currently used for residential and situated on a SUPERSIZE lot, 95 x 170. This has been rented out for \$950.00. One bedroom/1 Four piece bath. Open floor plan in the living room, dining room and kitchen area. Enjoy the beautifully treed and private backyard from your large back deck. Conveniently located within walking distance to the downtown area and Tim Horton's just down the street. Great potential for a small business with a good location and access. This house could be used for a small business with minimal overhead. This a property that has a lot going for it and would definitely be an excellent opportunity to explore how it could best serve you.

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