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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**

For Sale

**Days On Market**

62

**Zoning**

C3

**Subdivision**

Wes Jackson

**Structure Type**

Other

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

2131HW

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

687.00

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

63.82

**Lot Size (Sq. Ft.)**

16117

**Lot Size (Acres)**

0.37

**Roof**

Asphalt Shingle

**Foundation**

Poured Concrete,See Remarks

**Heating**

Forced Air,Natural Gas

**Inclusions**

fridge,stove,washer,dryer,NOTE-all appliances are as is

**Restrictions**

See Remarks

**Reports**

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 lccated 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 alot going for it and would definitely be an excellent opportunity to explore how it could best serve you.

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