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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

250

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

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