

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 10 67054 MISSION ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lac La Biche, Alberta



**Listing ID:**  
31840


**MLS ID:**  
A2251403

**\$649,000**



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

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

 10 67054 Mission Road , Lac La Biche , Alberta T0A 2C0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 102
<b>Zoning</b> Serviced Industrial Distr	<b>Subdivision</b> Lac La Biche	<b>Nearest Town</b> Lac La Biche
<b>Building Type</b> Mixed Use	<b>Year Built</b> 2016	<b>Structure Type</b> Warehouse
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1524374
<b>Building Area (Sq. Ft.)</b> 4400.00	<b>Building Area (Sq. M.)</b> 408.77	<b>Roof</b> Metal
<b>Heating</b> Natural Gas,Space Heater	<b>Access to Property</b> Airport Nearby,Public	<b>Inclusions</b> Air compressor and hotsy (Aaladin Cleaning Systems)
<b>Restrictions</b> Call Lister	<b>Reports</b> None	

This spacious 4,448 sq ft shop, built in 2016, offers exceptional potential just a 2-minute drive from town. Situated on 1.72 acres, this property features four 12'x14' shop doors, a large tool crib, an office, and a bathroom for convenience. The upper floor includes an unfinished suite, offering the opportunity to create your own living quarters or other additional use. This property is connected to town water and sewer and is also enclosed by a fully functional chain linked fence providing extra security. Whether you need a functional workspace or the flexibility for future development, this property is ready to accommodate your industrial needs! Owner will consider leasing.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.