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4621 46 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lacombe, Alberta



Listing ID:
34828


MLS ID:
A2300786

\$225,000



 **JON NICHOLS**
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 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 and dryer,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 previously 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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