

\$595,000 - 4550 46 Avenue, Lacombe

MLS® #A2191778

\$595,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

None, Lacombe, Alberta

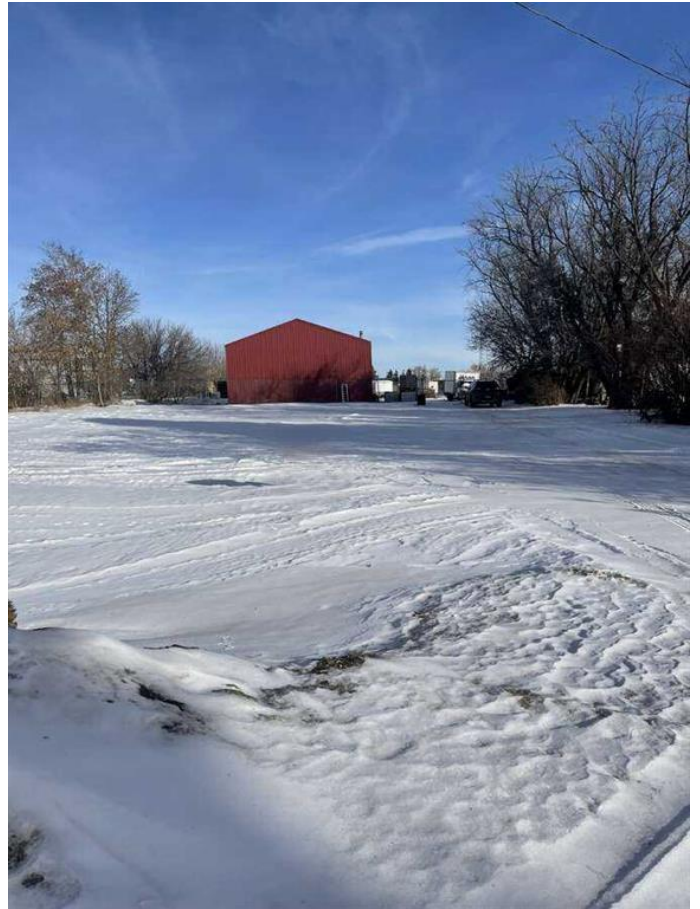
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Prime 1.83-Acre Light Industrial Property with Shop & House in Lacombe Located in the heart of Lacombe, this 1.83-acre property boasts excellent potential for a wide range of uses. Zoned for light industrial and conveniently close to major highways, this property features a spacious 40x80ft (3,200 sq. ft.) shop equipped with a clean burn oil furnace, 4 bays with 3 overhead doors. Additionally, the shop includes a 3hp, 60-gallon compressor and bright LED lighting, making it perfect for various business or personal needs. The back half of the property is fully fenced and includes a dog pen, offering privacy and security. On the property, you'll also find a 2-bedroom, 1-bathroom house that has undergone several recent upgrades, including a new furnace and hot water tank, upgraded windows and doors, and blown insulation in the roof. The home has also been recently re-shingled and sided, ensuring years of reliable comfort. This versatile property offers the perfect mix of residential and light industrial potential - don't miss out!

Built in 1950

Essential Information

MLS® #	A2191778
Price	\$595,000



Bathrooms	0.00
Acres	0.00
Year Built	1950
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4550 46 Avenue
Subdivision	None
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2C6

Additional Information

Date Listed	February 1st, 2025
Days on Market	291
Zoning	CI1

Listing Details

Listing Office	Easy List Realty
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