



**14152 Highway 55
Lac La Biche, Alberta**

MLS # A2279236



\$2,999,900

Division: Lac La Biche

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,520 sq.ft.

Zoning: Commercial / Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: complete office furniture and appliances

19.51 Acres Highway Commercial industrial site Located in Lac La Biche Alberta. This high exposure former Welding and fabrication shop has approximately 10 acres of yard space. Secure perimeter fencing and 2 gate accesses, one which is powered. The Main shop is 9520 sq/ft, with 4 bays, equipped with a 10 Tonne overhead crane. Lunch rooms, offices, laundry, lockers, everything you need for a turn key business. 1520 sq/ft Office building with 5 office spaces, reception area, kitchen and washroom. There is a 2400 sq/ft rib quonset building that was equipped as a paint booth and a 1400 sq/ft sea-can ware house. There is also a 30x50 industrial tent with power.