



**GRASSROOTS**  
REALTY GROUP

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**104 67048 Mission Road  
Lac La Biche, Alberta**

**MLS # A2159453**



**\$449,000**

**Division:** Lac La Biche

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,200 sq.ft.

**Zoning:** Serviced Industrial Distr

**Heating:** Ceiling, Radiant

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** Cistern

**Sewer:** Holding Tank

**Inclusions:** n/a

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Electricity Connected, Natural Gas Connected, Sewer, W

**Parking:** -

**Lot Size:** -

**Lot Feat:** Cleared

This 3,200 sq meter industrial shop, built in 1998, is located just a 2-minute drive from Lac La Biche and sits on a .82-acre lot. Featuring two main bays with a connecting door, this property offers flexibility for various uses. The shop includes an upper mezzanine level, a tool crib, and a bathroom for added convenience. The property is serviced by its own septic system and cistern, with the option to connect to town water and sewer if desired. The entire property is enclosed by a chain-linked fence, providing security and functionality. Perfect for businesses seeking a well-equipped space close to town! Owner will consider leasing.