



**4550 46 Avenue
Lacombe, Alberta**

MLS # A2191778

\$595,000



Division: None

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,200 sq.ft.

Zoning: CI1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

For more information, please click the "More Information" button. 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!