



**GRASSROOTS**  
REALTY GROUP

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**24 Nipewon Road  
Lac La Biche, Alberta**

**MLS # A2210597**



**\$469,900**

**Division:** Lac La Biche

**Type:** Warehouse

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,292 sq.ft.

**Zoning:** Hamlet Industrial Distric

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 3 Phase Heavy-duty air compressor , Hot Water Power Washer

Commercial Opportunity on Nipewon Road! Formerly known as Stewart Sales and Rentals, this commercial property offers nearly 5,300 sq. ft. of main shop space along with additional outbuildings, all situated on a .78-acre lot in a prime location in Lac La Biche. Whether you're looking to establish a new business or expand an existing one, this property has the space and flexibility to suit a variety of commercial needs with office space, retail space, single bay and parts room, coffee room. Other features include attached dry storage and a cold storage shop at the rear of the property. Conveniently located on Nipewon Road, it offers great visibility and accessibility. There would be a possible Linde Bottle supply opportunity for this location for an interested buyer. There is also an adjacent .80-acre lot that may be available for purchase as part of a package deal, offering even more potential for expansion. Don't miss out on this excellent opportunity to invest in a growing community!