

# \$639,000 - 4550 46 Avenue, Lacombe

---

MLS® #A2191778

**\$639,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

None, Lacombe, Alberta

For more information, please click Brochure 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!

Built in 1950

## Essential Information

MLS® #	A2191778
Price	\$639,000



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	79
Zoning	C11

### Listing Details

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.