

\$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 | 41 |
| Zoning | C11 |

Listing Details

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

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