\$595,000 - 4550 46 Avenue, Lacombe

MLS® #A2191778

\$595,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

None, Lacombe, Alberta

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!





Built in 1950

Essential Information

MLS® # A2191778 Price \$595,000 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

Additional Information

Date Listed February 1st, 2025

T4L 2C6

Days on Market 277
Zoning CI1

Listing Details

Postal Code

Listing Office Easy List Realty

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