

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

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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	80
Zoning	C11

### **Listing Details**

Listing Office	Easy List Realty
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