

# \$449,000 - 104 67048 Mission Road, Lac La Biche

MLS® #A2159453

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Lac La Biche, Lac La Biche, Alberta

This 3,200 sq meter industrial shop, built in 1998, is located just a 2-minute drive from Lac La Biche and sits on a .82-acre lot. Featuring two main bays with a connecting door, this property offers flexibility for various uses. The shop includes an upper mezzanine level, a tool crib, and a bathroom for added convenience. The property is serviced by its own septic system and cistern, with the option to connect to town water and sewer if desired. The entire property is enclosed by a chain-linked fence, providing security and functionality. Perfect for businesses seeking a well-equipped space close to town! Owner will consider leasing.

Built in 1998

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2159453   |
| Price      | \$449,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1998       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 104 67048 Mission Road |
| Subdivision | Lac La Biche           |





|             |                     |
|-------------|---------------------|
| City        | Lac La Biche        |
| County      | Lac La Biche County |
| Province    | Alberta             |
| Postal Code | T0A 2C0             |

### **Amenities**

|           |  |
|-----------|--|
| Utilities | Electricity Connected, Natural Gas Connected, Sewer Available, Water Available |
|-----------|--|

### **Interior**

|         |                  |
|---------|------------------|
| Heating | Ceiling, Radiant |
|---------|------------------|

### **Exterior**

|                 |         |
|-----------------|---------|
| Lot Description | Cleared |
|-----------------|---------|

### **Additional Information**

|                |                           |
|----------------|---------------------------|
| Date Listed    | August 21st, 2024         |
| Days on Market | 329                       |
| Zoning         | Serviced Industrial Distr |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX LA BICHE REALTY |
|----------------|------------------------|

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