

**10 67054 Mission Road
Lac La Biche, Alberta**

MLS # A2251403



\$649,000

Division:	Lac La Biche
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,400 sq.ft.
Zoning:	Serviced Industrial Distr
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating:	Natural Gas, Space Heater
Floors:	-
Roof:	Metal
Exterior:	-
Water:	Public
Sewer:	Public Sewer
Inclusions:	Air compressor and hotsy (Aaladin Cleaning Systems)

This spacious 4,448 sq ft shop, built in 2016, offers exceptional potential just a 2-minute drive from town. Situated on 1.72 acres, this property features four 12'x14' shop doors, a large tool crib, an office, and a bathroom for convenience. The upper floor includes an unfinished suite, offering the opportunity to create your own living quarters or other additional use. This property is connected to town water and sewer and is also enclosed by a fully functional chain linked fence providing extra security. Whether you need a functional workspace or the flexibility for future development, this property is ready to accommodate your industrial needs! Owner will consider leasing.