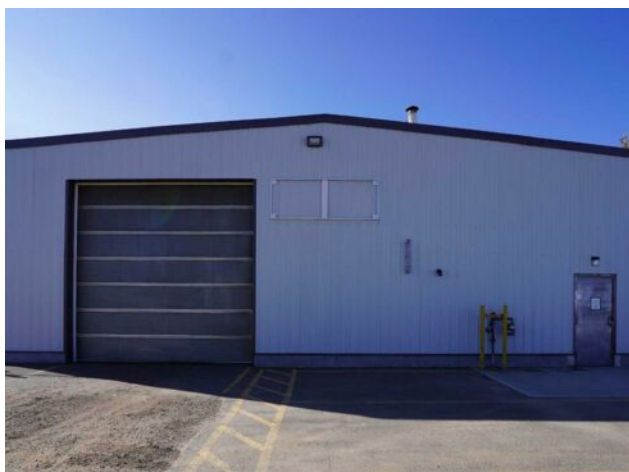


**4640 45 Street
Lacombe, Alberta**

MLS # A2275930



\$719,900

Division:	Wes Jackson
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,750 sq.ft.
Zoning:	Light Industrial

Heating:	In Floor, Overhead Heater(s), Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Metal Frame, Metal Siding	Parking:	-
Water:	Public	Lot Size:	0.79 Acre
Sewer:	Public Sewer	Lot Feat:	Yard Lights
Inclusions:	NA		

This Butler/Norsteel steel structure shop is ideal for commercial use is currently under lease for \$5,060 plus utilities. The tenant would prefer to stay, or the facility could be taken over by the new owner. The building is perfect for manufacturing, trucking, or other industrial applications. Located in Lacombe, Alberta, this property includes a well-equipped indoor workspace and outdoor storage area. Significant upgrades have been completed ensuring this property is ready for a wide range of operations. The main shop features upgraded LED shop lighting and steel panel insulated walls to maintain a comfortable temperature year-round. The shop is set up for commercial manufacturing, with 20ft peak and 18ft walls, offering ample space for various tasks. There is also a bathroom and coffee room for added convenience. Heating includes a new high-efficiency boiler with a Wi-Fi floor heating system installed in 2015, along with an overhead radiant heater (natural gas) and an exhaust fan for ventilation. The electrical system offers both 200 AMP single-phase and 3-phase power, supporting a range of equipment needs. A 14ft x 14ft overhead door with electric opener provides easy access. Additional features include a mezzanine parts and supply room, and a city floor drain. The shop also has an air compressor plumbed throughout with multiple air reels, adding efficiency to daily operations. Outdoor features include a cold storage building of approximately 1150 +/- sqft that has been grand fathered by the City of Lacombe. The property has a heavy grade gravel yard base with engineered drainage and a fenced compound approximately 21,000 +/- sqft with an additional paved parking area of 2220 +/- sqft. There is also a gravel parking and staging area roughly 3800 +/- sqft. The property is secured with a chain link fence with two equipment access gates. The landscaped grounds

include trees, shrubs, and flower beds, adding to the overall aesthetic. With its range of recent upgrades, practical features, and excellent location, this property is a great opportunity for businesses in need of space and functionality.