

\$225,000 - 4621 46 Street, Lacombe

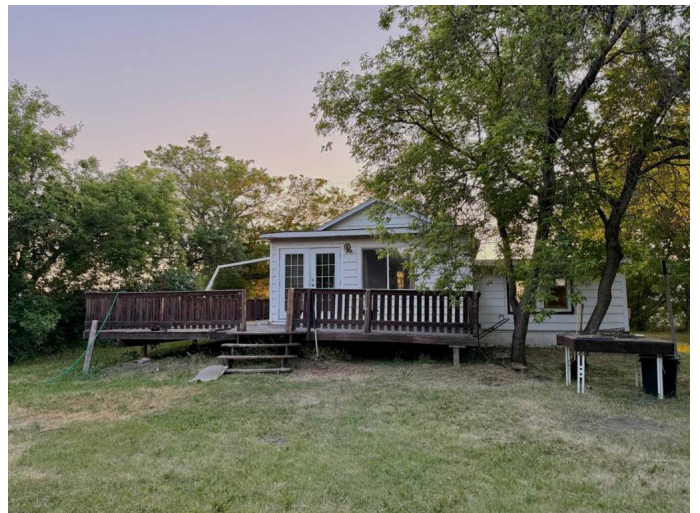
MLS® #A2228678

\$225,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.37 Acres

Wes Jackson, Lacombe, Alberta

Zoned Commercial, currently used for residential and situated on a SUPERSIZE lot, 95 x 170. This has been rented out for \$950.00. One bedroom/1 Four piece bath. Open floor plan in the living room, dining room and kitchen area. Enjoy the beautifully treed and private backyard from your large back deck. Conveniently located within walking distance to the downtown area and Tim Horton's just down the street. Great potential for a small business with a good location and access. This house could be used for a small business with minimal overhead. This a property that has a lot going for it and would definitely be an excellent opportunity to explore how it could best serve you.



Essential Information

MLS® #	A2228678
Price	\$225,000
Bathrooms	0.00
Acres	0.37
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	4621 46 Street
Subdivision	Wes Jackson
City	Lacombe

County	Lacombe
Province	Alberta
Postal Code	T4L 2W3

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Asphalt Shingle
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	June 6th, 2025
Days on Market	14
Zoning	C3

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.