

# \$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	348
Zoning	Serviced Industrial Distr

### **Listing Details**

Listing Office	RE/MAX LA BICHE 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.