

# \$295,000 - 4802 Highway 2a, Lacombe

MLS® #A2208162

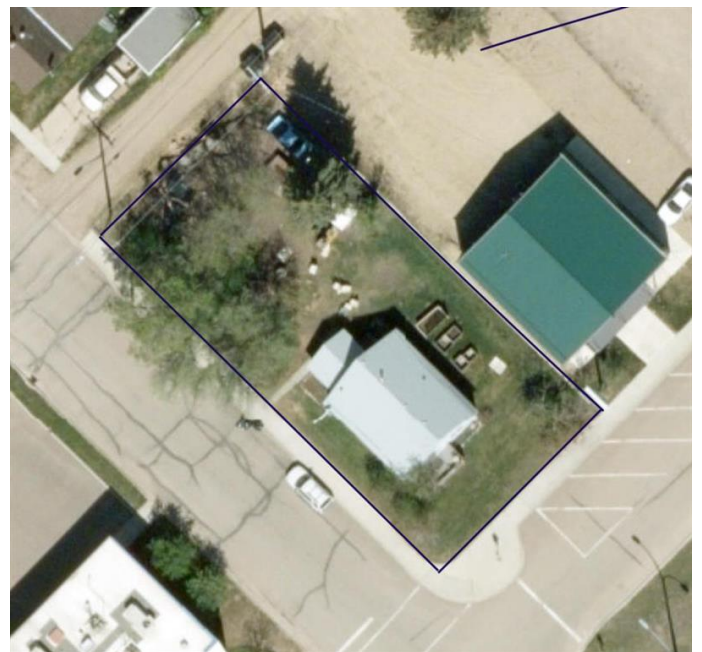
**\$295,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

Downtown Lacombe, Lacombe, Alberta

Prime commercial opportunity on Highway 2A!

This C3 - Transitional Commercial District zoned property offers exceptional visibility and easy access, making it ideal for your next business venture. Furnace and hot water tank in 2019. Recent updates include new flooring and fresh paint. Durable metal roof was installed in 2015, adding long-term value and protection. Situated in a high-traffic area, this property ensures outstanding exposure to potential customers and clients. Don't miss this chance to bring your business vision to life! Permitted and Discretionary uses for C3 zoning are available through the City of Lacombe Website. Yard will be cleaned up once the snow/frost is gone.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2208162   |
| Price     | \$295,000  |
| Bathrooms | 0.00       |
| Acres     | 0.16       |
| Type      | Commercial |
| Sub-Type  | Mixed Use  |
| Status    | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 4802 Highway 2a  |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |

|             |         |
|-------------|---------|
| County      | Lacombe |
| Province    | Alberta |
| Postal Code | T4L 2B3 |

### **Interior**

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

### **Exterior**

|              |                 |
|--------------|-----------------|
| Roof         | Metal           |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 11              |
| Zoning         | C3              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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