

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

MLS® #A2208162

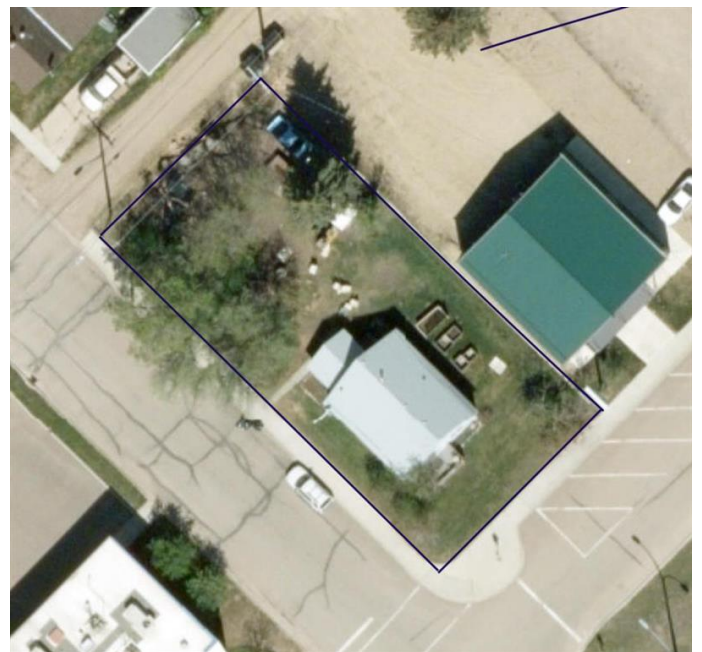
**\$295,000**

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
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### **Exterior**

Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	20
Zoning	C3

### **Listing Details**

Listing Office	Maxwell Real Estate Solutions Ltd.
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