

# \$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
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### **Exterior**

Roof	Asphalt Shingle
Foundation	Poured Concrete, See Remarks

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	37
Zoning	C3

### **Listing Details**

Listing Office	CIR Realty
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