

**4621 46 Street
Lacombe, Alberta****MLS # A2228678****\$225,000****Division:** Wes Jackson**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 687 sq.ft.**Zoning:** C3**Heating:** Forced Air, Natural Gas**Floors:** -**Roof:** Asphalt Shingle**Exterior:** -**Water:** -**Sewer:** -**Inclusions:** fridge, stove, washer, dryer, NOTE-all appliances are as is**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** 0.37 Acre**Lot Feat:** -

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 is a property that has a lot going for it and would definitely be an excellent opportunity to explore how it could best serve you.