

# \$685,000 - 54 Nipewon Road, Lac La Biche

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MLS® #A2214652

**\$685,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Lac La Biche, Lac La Biche, Alberta

Versatile Shop Space with Office on Nipewon Road. This commercial property on Nipewon Road offers a solid opportunity for a business in need of shop space with excellent accessibility. The main shop, originally built in 1980, features four 14' overhead doors (three on one wing, one on the other), a mezzanine, and an attached office area. While the office is dated, it remains functional and serviceable for a variety of operations. A secondary shop on the property, with one 14' overhead door, provides additional workspace and is structurally sound, though also in need of some updates. Both buildings have good structure and offer flexibility for many potential uses, from mechanical work to storage or light industrial activity. Previously operated as a waste management facility, the property is now vacant and ready for new possibilities. Situated within town limits, this location offers convenient access while maintaining a more industrial or service-based setup. With some vision, this property could be transformed to suit a wide range of commercial needs.

Built in 1980

## Essential Information

MLS® #	A2214652
Price	\$685,000
Bathrooms	0.00
Acres	0.00



Year Built	1980
Type	Commercial
Sub-Type	Warehouse
Status	Active

### Community Information

Address	54 Nipewon Road
Subdivision	Lac La Biche
City	Lac La Biche
County	Lac La Biche County
Province	Alberta
Postal Code	T0A 2C0

### Additional Information

Date Listed	May 20th, 2025
Days on Market	113
Zoning	Hamlet Industrial Distric

### Listing Details

Listing Office	RE/MAX LA BICHE REALTY
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