

# \$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 85  
Zoning Hamlet Industrial Distric

Listing Details

Listing Office RE/MAX LA BICHE REALTY

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