



For Sale

# Waste Management Facility

54 Nipewon Road | Lac La Biche, AB

11,200 SF on 2.13 Acres

- Suitable for various uses
- Close proximity to Highway 36 and Highway 881 (both high load corridors)

For more information contact:

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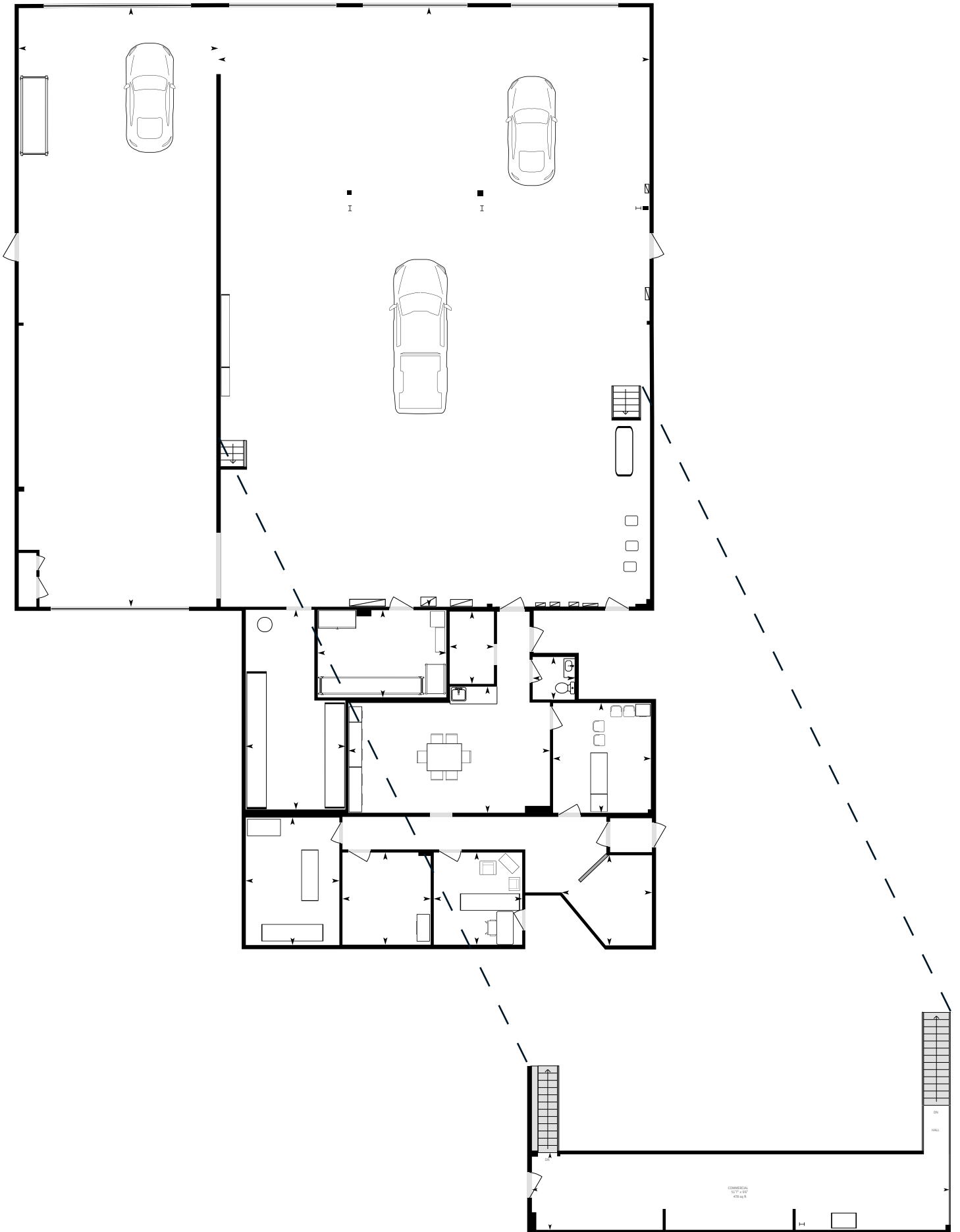




# Property Details

<b>Building Name</b>	Waste Management Facility
<b>Address</b>	54 Nipewon Road, Lac La Biche
<b>Legal Description</b>	Plan: 7822995; Block: 2; Lot: 14
<b>Market</b>	Lac La Biche
<b>Year Built</b>	1980 (TBC)
<b>Building Size</b>	Building 1: ± 8,200 SF Building 2: ± 3,500 SF Total: ± 11,700 SF
<b>Site Size</b>	2.13 Acres

<b>Sale Price</b>	\$685,000
<b>Zoning</b>	LI - Light Industrial
<b>Yard</b>	Fully fenced and graveled with gated entry
<b>Construction</b>	Metal Panel
<b>Loading</b>	Grade
<b>Property Taxes (2024)</b>	\$9,305.67







Subject Property



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