



GRASSROOTS
REALTY GROUP

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5105 50 Avenue
Lacombe, Alberta

MLS # A2315522



\$339,911

Division: Downtown Lacombe

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,164 sq.ft.

Zoning: C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NONE

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Properties like this don't come available often. This prominent 2,164 sq. ft. commercial building sits in the heart of Lacombe's downtown core — one of the highest-traffic locations in the entire city, where visibility and foot traffic work hard for your tenants and your investment every single day. The building offers exceptional versatility . There are two long-standing & established tenants currently in place. You will also find a full basement that would be ideal for storage or any other ideas you might have for additional revenue opportunities. This is situated in a within steps of Lacombe Memorial Centre and other misc retail shops and excellent and varied dining establishments Whether you are an investor looking to purchase the building to take on the two long standing tenants that provide you with stable cash flow from day one OR You are an owner-operator wanting an opportunity to relocate or start your new business with the option to occupy all or part of the main floor with a strong community identity and consistent year round commercial activity, this could be it. There are many options for the discreet investor and business/entrepreneur to choose from.