

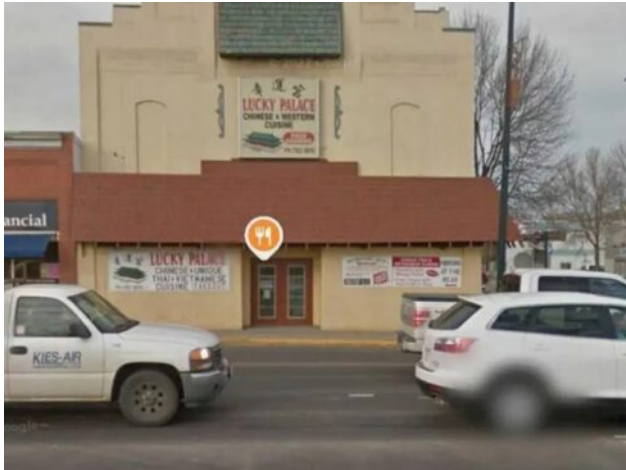


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4902 50 Avenue
Lacombe, Alberta

MLS # A2334027



\$628,000

Division: Downtown Lacombe

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,920 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.09 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Excellent Business Opportunity in a Prime Lacombe Location Located in a highly visible and convenient area of Lacombe, just off Highway 12 and 2A, this building and business offer an outstanding opportunity for ownership. The property features a fully equipped commercial kitchen ready for restaurant operations. The spacious dining area is approximately 3,300 sq. ft. and can accommodate 110 seats, providing plenty of room for customers and future growth. The upper level includes a comfortable 3,300 sq. ft. living quarters, featuring three bedrooms, a living room, and a full bathroom, making it ideal for an owner-operator who wants the convenience of living on-site. This is a rare opportunity to own a property where you can operate a restaurant while enjoying the convenience of having your residence upstairs. This business is well suited for a family-operated restaurant and offers significant potential to expand the customer base and increase revenue. For more information or to schedule a private viewing, please contact the listing agent. Please do not disturb the staff or the owner during business hours.