



GRASSROOTS
REALTY GROUP

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5013 50 Street
Lacombe, Alberta

MLS # A2347016



\$485,000

Division: Downtown Lacombe

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,550 sq.ft.

Zoning: Downtown Commercial Distr

Heating: Central, Natural Gas

Floors: -

Roof: -

Exterior: Brick

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

INVESTMENT OPPORTUNITY – located in the Downtown Commercial District. Building is approx. 3550 sq. ft. on two levels with an attractive 5 year lease to a National tenant producing approx. \$40,000.00+ net income. Lot size is 25' x 120' and the tenant has just painted and installed new carpet in the fall of 2025. Nice clean operation.