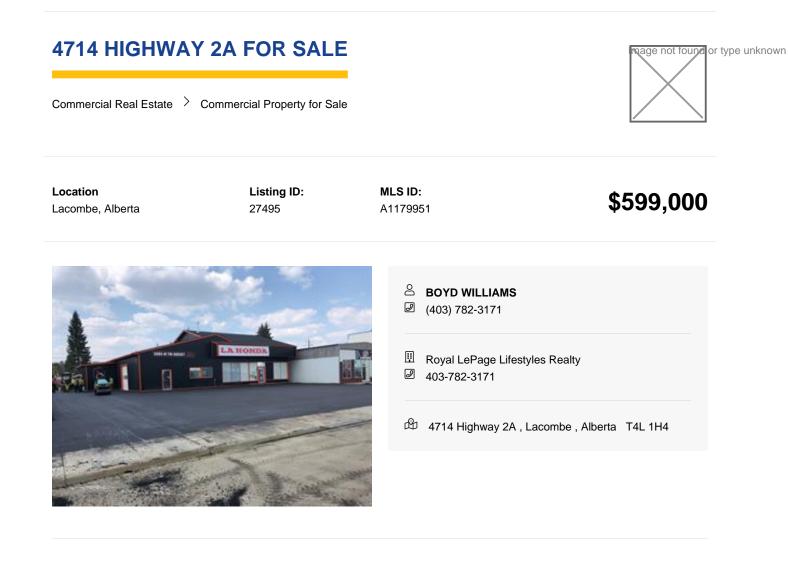


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Transaction Type For Sale

Subdivision Downtown Lacombe

Structure Type Mixed Use

Legal Plan 716HW

Lot Size (Sq. Ft.) 11590

**Roof** Metal

Heating Forced Air,Natural Gas

Access to Property Front and Rear Drive access

Reports Leases Days On Market 1297

Building Type Free-Standing,Mixed Use,Retail,Street Level Storefront

Property Type Commercial

Building Area (Sq. Ft.) 3910.00

Lot Size (Acres) 0.27

Foundation Poured Concrete,Slab

Lot Features Back Lane,City Lot

Inclusions N/A Zoning C3

Year Built 1965

Property Sub Type Mixed Use

Building Area (Sq. M.) 363.25

Construction Type Metal Siding ,Wood Frame

Cooling None

Commercial Amenities Parking-Extra,Paved Yard

Restrictions Landlord Approval

This is a GREAT location with all the Highway exposure that a business could ask for . The building has been updated on the outside in 2018 along with fully paved parking lot and side pavement to the alley. The North bay has had a full \$100,000+ interior renovation in 2019 and some more recent in 2021. There are two O/H doors for the north bay that enter from the alley perfect for a showroom and a bay to store inventory. The entry opens to a great reception area then steps down to a space that is set up for showroom or desks/counter space. The bay on the South side of the building is a work bay or inventory storage area with a good size over head door to the alley. This bay has a sump so it could also be for company vehicle storage. There is a garage bay on the back southwest corner of the building with an overhead door and outside access. This is Excellent Building for an investor looking to start their Commercial portfolio or for the business owner to have the Highway 2A visibility at an affordable price. The total Building is leased for \$5,000 mth with operating costs included. >>>

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