

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5536 58 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lacombe, Alberta

Listing ID:
29135


MLS ID:
A2191327

\$199,500



 **JAMES WYSZYNSKI**
 (403) 350-1203

 Royal LePage Network Realty Corp.
 403-346-8900

 5536 58 Street , Lacombe , Alberta T4L1N6

Transaction Type For Sale	Days On Market 151	Zoning C2
Subdivision Downtown Lacombe	Building Type Free-Standing	Year Built 1981
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 8121583	Building Area (Sq. Ft.) 1948.00	Building Area (Sq. M.) 180.97
Roof Flat	Foundation Slab	Electric 200 Amp Service,Single Phase
Heating Central,Natural Gas	Inclusions Floor freezer with display window Glass Display Cabinet Display stand(Multiple) 4 unit Red Bull cooler Food Warmer Commercial-grade food warmer Shelving Metal x 4 Units Red Bull display stand Display Stand Wheeled Chapmans Ice Cream Freezer Fridge Glass display single Fridge Glass Displays single Bunn Slushy machine CounterType Coffee Machine Nestle Specialty Coffee Machine Microwave Pepsi Fridge Dual Triple Fridge Table set with benches x 2 Units @ 1860 Movable / Wheeled slushy machine Convenience Counter Wood Type Paper Towel Dispenser metal shelving small section Counter, wooden with sink service counter system Food Service Counter	Restrictions None Known
Reports Floor Plans		

BUSINESS & LEASE FOR SALE - GREAT OPPORTUNITY, promising venture for anyone interested in investing in a well-established neighborhood convenience store. With its long-standing presence, loyal customer base, and multiple revenue streams (including FedEx, ATM, and lotto services), it offers a solid foundation for growth. The strategic location, surrounded by schools, a university, and residential neighborhoods, further adds to its potential for continued success. The spacious 1948 square feet layout, private office space, and ample parking are also appealing features. Plus, the attractive lease terms and renewal option make it an accessible opportunity for entrepreneurs. Affordable base rent base. It's a great business opportunity, it can be yours.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.