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## 104, 4892 46 FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lacombe, Alberta



**Listing ID:**  
31448


**MLS ID:**  
A2242322

**\$16**



 **BOYD WILLIAMS**  
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 403-782-3171

 104, 4892 46 , Lacombe , Alberta T4L 2B4

|                                        |                                                        |                                         |
|----------------------------------------|--------------------------------------------------------|-----------------------------------------|
| <b>Transaction Type</b><br>For Lease   | <b>Title</b><br>Fee Simple                             | <b>Days On Market</b><br>3              |
| <b>Lease Amount</b><br>16.00           | <b>Lease Frequency</b><br>Annually                     | <b>Zoning</b><br>C3                     |
| <b>Subdivision</b><br>Downtown Lacombe | <b>Building Type</b><br>Commercial Mix,Office Building | <b>Year Built</b><br>2005               |
| <b>Structure Type</b><br>Mixed Use     | <b>Property Type</b><br>Commercial                     | <b>Property Sub Type</b><br>Office      |
| <b>Legal Plan</b><br>0424756           | <b>Building Area (Sq. Ft.)</b><br>1580.00              | <b>Building Area (Sq. M.)</b><br>146.79 |
| <b>Inclusions</b><br>None              | <b>Restrictions</b><br>Landlord Approval               | <b>Reports</b><br>Floor Plans           |

This Location is great for any type of Retail or Office Business. The landlord is willing to entertain almost any business looking to expand or get started in Lacombe. The building is multi-tenant and this is the bay on the north end of the building. This is a very well built , quiet, and nicely appointed building. The traffic exposure is great for retail or is easy access for an office setting with ample parking. The landlord will also supply drawings for a business to come in and start with a "fresh slate". The traffic count that goes by the back of the building on Hwy 2A is one of the highest in Lacombe, along with the traffic accessing all the business on 46 Street this is a prime location!! The bay is available immediately pending the existing tenant leaving. Inside pictures to follow shortly.

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