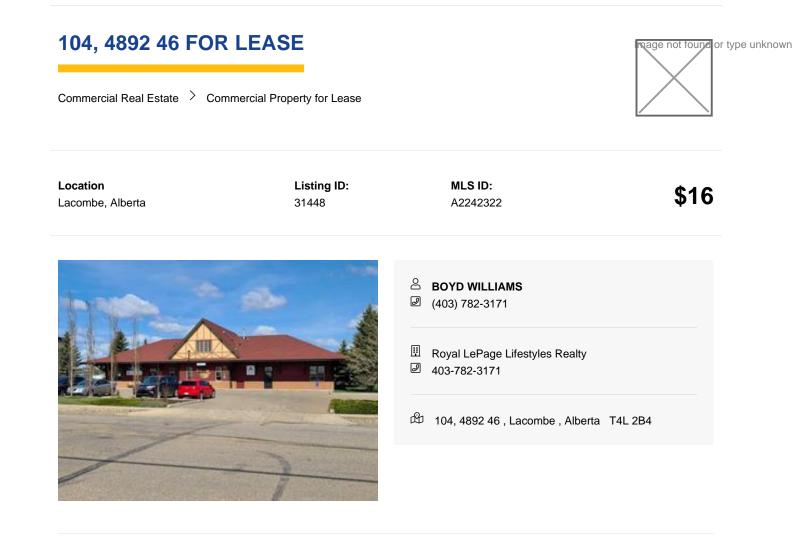


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Transaction Type	Title	Days On Market
For Lease	Fee Simple	3
Lease Amount	Lease Frequency	Zoning
16.00	Annually	C3
Subdivision	Building Type	Year Built
Downtown Lacombe	Commercial Mix,Office Building	2005
Structure Type	Property Type	Property Sub Type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