

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.

## 4929 50 AVENUE FOR SALE

Image not found or type unknown



Commercial Real Estate > Commercial Property for Sale

**Location**  
Lacombe, Alberta

**Listing ID:**  
34464

**MLS ID:**  
A2293710

**\$749,911**



 **JON NICHOLS**  
 (403) 302-0800

 CIR Realty  
 403-358-3883

 4929 50 Avenue , Lacombe , Alberta T4L 1H4

|                                                                                                                         |                                                                      |                                         |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------------------------------|
| <b>Transaction Type</b><br>For Sale                                                                                     | <b>Days On Market</b><br>1                                           | <b>Zoning</b><br>C1                     |
| <b>Subdivision</b><br>Downtown Lacombe                                                                                  | <b>Building Type</b><br>Low Rise (2-4 stories),Mixed Use,See Remarks | <b>Year Built</b><br>1920               |
| <b>Structure Type</b><br>Low Rise (2-4 stories)                                                                         | <b>Property Type</b><br>Commercial                                   | <b>Property Sub Type</b><br>Mixed Use   |
| <b>Legal Plan</b><br>RN1                                                                                                | <b>Building Area (Sq. Ft.)</b><br>4058.89                            | <b>Building Area (Sq. M.)</b><br>377.08 |
| <b>Inclusions</b><br>2 fridges,2 stoves,2 dishwashers,washer and dryer,all ceiling fans,all blinds and window coverings | <b>Restrictions</b><br>See Remarks                                   | <b>Reports</b><br>Title                 |

Exceptional Investment Opportunity in Historic Downtown Lacombe! Own a landmark commercial building in one of Central Alberta's most charming and well-visited historic main streets. Ideally positioned for maximum visibility and strong pedestrian traffic, this property offers incredible potential for investors or owner-operators alike. The main floor provides a versatile commercial space perfect for retail, professional offices, or boutique services, while the upper level features two fully leased suites generating immediate rental income. Significant capital improvements have already been completed, including a full roof replacement where five layers were removed down to the wood and replaced with a high-quality membrane system (approximately \$90,000) in 2022 this along with many upgraded windows over the years, this along with a commercial on demand water system make this a building with decades of community presence, now ready for its next chapter. Opportunities like this in downtown Lacombe rarely come to market.

**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.