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5105 50 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Lacombe, Alberta



Listing ID:
35534


MLS ID:
A2315522

\$339,911



 **JON NICHOLS**
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 CIR Realty
 403-358-3883

 5105 50 Avenue , Lacombe , Alberta T4L 1K4

Transaction Type For Sale	Days On Market 1	Zoning C1
Subdivision Downtown Lacombe	Year Built 1946	Structure Type Other
Property Type Commercial	Property Sub Type Business	Legal Plan 665E0
Building Area (Sq. Ft.) 2164.00	Building Area (Sq. M.) 201.04	Heating Forced Air,Natural Gas
Inclusions NONE	Restrictions None Known	Reports None

Properties like this don't come available often. This prominent 2,164 sq. ft. commercial building sits in the heart of Lacombe's downtown core — one of the highest-traffic locations in the entire city, where visibility and foot traffic work hard for your tenants and your investment every single day. The building offers exceptional versatility . There are two long-standing & established tenants currently in place. You will also find a full basement that would be ideal for storage or any other ideas you might have for additional revenue opportunities. This is situated in a within steps of Lacombe Memorial Centre and other misc retail shops and excellent and varied dining establishments Whether you are an investor looking to purchase the building to take on the two long standing tenants that provide you with stable cash flow from day one OR You are an owner-operator wanting an opportunity to relocate or start your new business with the option to occupy all or part of the main floor with a strong community identity and consistent year round commercial activity, this could be it. There are many options for the discreet investor and business/entrepreneur to choose from.

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