

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.

4714 HIGHWAY 2A FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lacombe, Alberta



Listing ID:
17507

MLS ID:
A1179951

\$599,000



 **BOYD WILLIAMS**
 (403) 782-3171

 Royal LePage Lifestyles Realty
 403-782-3171

 4714 Highway 2A , Lacombe , Alberta T4L 1H4

Transaction Type For Sale	Days On Market 815	Year Built 1965
Lot Size (Acres) 0.27	Zoning C3	Subdivision Downtown Lacombe
Building Type Free-Standing,Mixed Use,Retail,Street Level Storefront	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 716HW	Building Area (Sq. Ft.) 3910.00
Building Area (Sq. M.) 363.25	Lot Size (Sq. Ft.) 11590	Construction Type Metal Siding ,Wood Frame
Roof Metal	Foundation Poured Concrete,Slab	Cooling None
Lot Features Back Lane,City Lot	Commercial Amenities Parking-Extra,Paved Yard	Access to Property Front and Rear Drive access
Inclusions N/A	Restrictions Landlord Approval	Reports Leases
Heating Forced Air,Natural Gas		

This is a GREAT location with all the Highway exposure that a business could ask for . The building has been updated on the outside in 2018 along with fully paved parking lot and side pavement to the alley. The North bay has had a full \$100,000+ interior renovation in 2019 and some more recent in 2021. There are two O/H doors for the north bay that enter from the alley perfect for a showroom and a bay to store inventory. The entry opens to a great reception area then steps down to a space that is set up for showroom or desks/counter space. The bay on the South side of the building is a work bay or inventory storage area with a good size over head door to the alley. This bay has a sump so it could also be for company vehicle storage. There is a garage bay on the back southwest corner of the building with an overhead door and outside access. This is Excellent Building for an investor looking to start their Commercial portfolio or for the business owner to have the Highway 2A visibility at an affordable price. The total Building is leased for \$5,000 mth with operating costs included. >>>

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.