

\$2,375,000 - 5033 52 Street, Lacombe

MLS® #A2034504

\$2,375,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

The Jewel of Lacombe. 19,200 square feet over 3 floors. Fully occupied commercial building showing impressive returns. Building has had major renovations and updates over the last few years. Nothing left to do. Long term major anchor tenants in place. Located in the heart of downtown Lacombe close to all amenities and has parking galore. Substantially renovated building priced at half of what building new would cost. Includes separately titled parking lot which could be sold if you choose to. Vendor will give preference to a share sale as opposed to asset sale. Share sale would benefit buyer as a turn key operation with no need to change any tenant leases or service provider contracts. 2022 Net income was \$181,211.67 with current 0% vacancy shows a CAP Rate of 7.66%



Built in 1977

Essential Information

MLS® #	A2034504
Price	\$2,375,000
Sold Price	\$2,054,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial

Sub-Type	Mixed Use
Status	Sold

Community Information

Address	5033 52 Street
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2A6

Additional Information

Date Listed	March 23rd, 2023
Date Sold	November 22nd, 2023
Days on Market	243
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Lifestyles Realty
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