

# \$2,600,000 - 5033 52 Street, Lacombe

MLS® #A1193290

## \$2,600,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0 Acres

Downtown Lacombe, Lacombe, Alberta

The Jewel of Lacombe. 19,250 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.

Greg Pallister is a co-listing associate and can be contacted at 403-396-0357

Built in 1977

## Essential Information

MLS® #	A1193290
Price	\$2,600,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Mixed Use



Status Active

### **Community Information**

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

### **Additional Information**

Date Listed March 17th, 2022  
Days on Market 153  
Zoning C1

### **Listing Details**

Listing Office Courtesy Of Royal LePage Lifestyles Realty

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