

# \$599,000 - 4714 Highway 2a, Lacombe

MLS® #A1179951

**\$599,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.27 Acres

Downtown Lacombe, Lacombe, Alberta

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. <<< Seller will consider Vendor financing to a qualified buyer>>>>



Built in 1965

## Essential Information

MLS® #	A1179951
Price	\$599,000

Bathrooms	0.00
Acres	0.27
Year Built	1965
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	4714 Highway 2a
Subdivision	Downtown Lacombe
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1H4

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Lot Description	Back Lane, City Lot
Roof	Metal
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete, Slab

### **Additional Information**

Date Listed	February 10th, 2022
Days on Market	1145
Zoning	C3

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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