

# \$199,500 - 5536 58 Street, Lacombe

MLS® #A2191327

**\$199,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

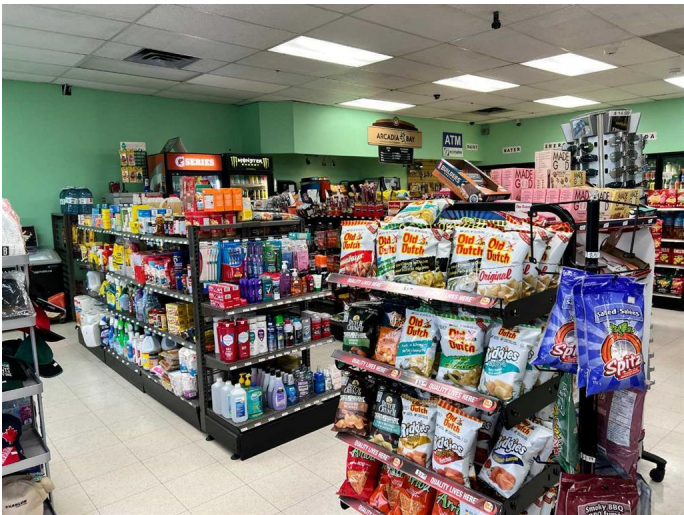
**BUSINESS & LEASE FOR SALE - GREAT OPPORTUNITY**, promising venture for anyone interested in investing in a well-established neighborhood convenience store. With its long-standing presence, loyal customer base, and multiple revenue streams (including FedEx, ATM, and lotto services), it offers a solid foundation for growth. The strategic location, surrounded by schools, a university, and residential neighborhoods, further adds to its potential for continued success. The spacious 1948 square feet layout, private office space, and ample parking are also appealing features. Plus, the attractive lease terms and renewal option make it an accessible opportunity for entrepreneurs. Affordable base rent base. It's a great business opportunity, it can be yours.

Built in 1981

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2191327   |
| Price      | \$199,500  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1981       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 5536 58 Street   |
| Subdivision | Downtown Lacombe |
| City        | Lacombe          |
| County      | Lacombe          |
| Province    | Alberta          |
| Postal Code | T4L1N6           |

### **Amenities**

|           |                 |
|-----------|-----------------|
| Utilities | Cable Available |
|-----------|-----------------|

### **Interior**

|         |                      |
|---------|----------------------|
| Heating | Central, Natural Gas |
|---------|----------------------|

### **Exterior**

|            |      |
|------------|------|
| Roof       | Flat |
| Foundation | Slab |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 230                |
| Zoning         | C2                 |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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