

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

MLS® #A2191327

**\$199,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

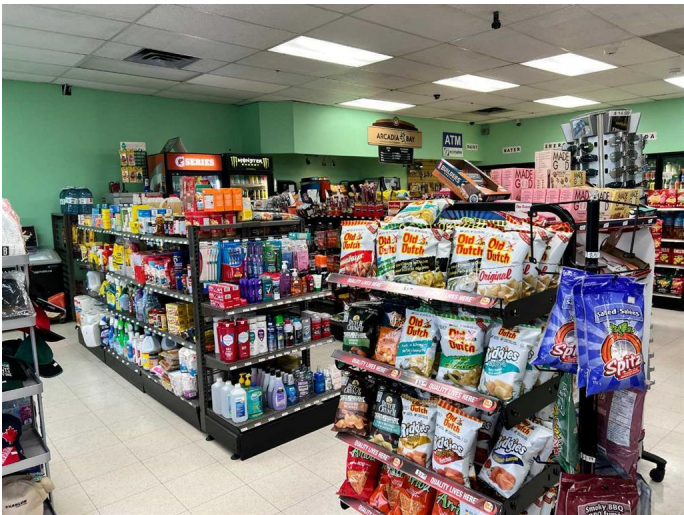
**BUSINESS & LEASE FOR SALE - GREAT OPPORTUNITY**, promising venture for anyone interested in investing in a well-established neighborhood convenience store. With its long-standing presence, loyal customer base, and multiple revenue streams (including FedEx, ATM, and lotto services), it offers a solid 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	225
Zoning	C2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.