

# \$1,575,000 - 1-12, 5326 50 Avenue, Lacombe

MLS® #A2231941

**\$1,575,000**

0 Bedroom, 0.00 Bathroom, 11,625 sqft

Multi-Family on 0.00 Acres

Downtown Lacombe, Lacombe, Alberta

No vacancies! Excellent cash flowing 12 suite apartment building with prime location in Lacombe. All units are 2 bedroom, 1 bath with exception of one bachelor suite. Tenants pay power. Owner pays heat, water/sewer and garbage. Ample parking. New roof approx. 6-7 years ago. X2 coin operated washer & dryer, also recently replaced. Brand new motors in boiler. Newer HWT & furnace. Unit 303 was recently completely redone, new flooring, trim, paint, bathroom, etc. Most tenants have been there for 5 or more years. One tenant has been there 24 years. Every tenant in month to month except for one unit that just signed a 1 year lease June 1st. Overall a great building with potential for rent increases as most of the units are currently below market rent.

Built in 1981

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2231941     |
| Price          | \$1,575,000  |
| Bathrooms      | 0.00         |
| Square Footage | 11,625       |
| Acres          | 0.00         |
| Year Built     | 1981         |
| Type           | Multi-Family |
| Sub-Type       | Apartment    |
| Status         | Active       |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 1-12, 5326 50 Avenue |
| Subdivision | Downtown Lacombe     |
| City        | Lacombe              |
| County      | Lacombe              |
| Province    | Alberta              |
| Postal Code | T4L 1C2              |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 18         |
| Parking        | Off Street |

### Interior

|              |                        |
|--------------|------------------------|
| Appliances   | Refrigerator, Stove(s) |
| Heating      | Boiler                 |
| Cooling      | None                   |
| # of Stories | 3                      |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Roof              | Tar/Gravel                 |
| Construction      | Brick, Stucco, Wood Siding |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 51              |
| Zoning         | R5              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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