



GRASSROOTS
REALTY GROUP

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**1-12, 5326 50 Avenue
Lacombe, Alberta**

MLS # A2231941



\$1,575,000

Division:	Downtown Lacombe		
Type:	Multi-Family/Apartment		
Style:	-		
Size:	11,625 sq.ft.	Age:	1981 (44 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Bldg Name:	-
Floors:	Carpet, Linoleum	Water:	-
Roof:	Tar/Gravel	Sewer:	-
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: Stove x 12, Refrigerator x 12, Hood fan, 1 shed, Coin operated washer and dryer x 2, alarm system, dumpster bin (on contract with Empringham disposal-can be assumed for cancelled)

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.