



GRASSROOTS
REALTY GROUP

1-833-477-6687

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**B, 5820 Highway 2A
Lacombe, Alberta**

MLS # A2273432



\$17 per sq.ft.

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 2,429 sq.ft.
Zoning: C4

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: n/a

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

High traffic location with high visibility and exposure in a professional setting. The space features 5 offices, dedicated reception area with a client waiting room, 2 washrooms, full kitchen and staff eating area. Covered patio area for breaks. Plenty of parking. Large area that currently has 6 work cubicles that making this virtually a turnkey operation for a professional office setting. Currently being used as an accounting office. There is also an option for an extra 900 sqft on the second floor if more room is needed.