

# \$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	46
Zoning	R5

### **Listing Details**

Listing Office	Century 21 Maximum
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