



FOR SALE OR LEASE
4,554sq.ft Stand-Alone Building and Land
Downtown Lacombe, Alberta

FORMER L.A. MINT BUILDING



Larry Kemshead



Lloyd Meadows



Davin Kemshead



Mike Williamson

Century Centre, #203, 4807 – 50th Avenue, Red Deer, Alberta, T4N 4A5
Phone: (403)346-6655 Fax: (403)341-7813 E-mail: mike@canadacommercial.ca
www.commercialandsales.com

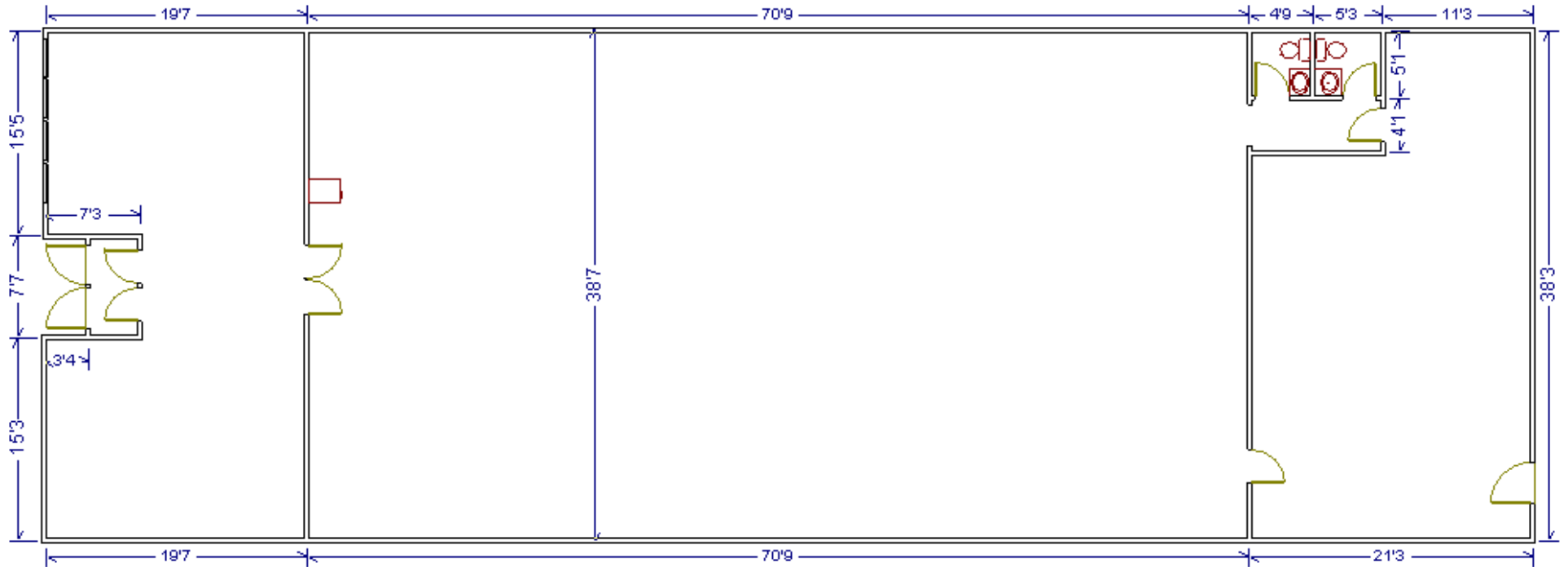
Advantage – Commercial is a Division of Century 21 - Advantage

- CIVIC ADDRESS:**
- 5025 – 50th Street Lacombe, AB
- LEGAL:**
- South 41' of Lot 7 Block 3 Plan RN1
- ZONING:**
- C1 Central District Use (Lacombe) – See last page
- SIZES:**
- Building = 4,554 square feet, Land = 4,920 square feet
- DESCRIPTION:**
- Built in 1951
 - Single storey concrete building, developed with front open area, main open (warehouse) area, and back area with mechanical and 2 washrooms
 - Flat roof, refinished in 2006 with a rubberized, torch-on membrane, height is approx 12'
 - Copper plating above front entrance, nice double oak door entry into vestibule
 - Front area refinished in 2006
 - Windows down west side (front area)
 - Newer furnace installed for front area, rest of the building has overhead forced air heaters
 - 3 Phase Power
 - Beautifully painted mural down the entire north wall of the building (Town of Lacombe has regulations regarding preservation of the mural)
- AVAILABILITY:**
- Immediate
- PROPERTY TAXES:**
- \$2,645.71 (2009)
- LEASE RATE:**
- Basic Rent = **\$8.50/sq.ft** in Year 1, escalations negotiable
 - NNN to include Taxes and insurance, Tenant directly pays expenses, maintenance and utilities
 - Total Per Month = \$3,225.75 plus GST, NNN and Additional Expenses
- ASKING SALE PRICE:**
- **\$399,000.00 plus GST (if applicable) *New Reduced Price**

The Information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

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This Diagram may not be accurate or to scale.



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C1 CENTRAL COMMERCIAL DISTRICT

General Purpose:	To provide an area for intensive commercial use, offering a wide variety of goods and services, and other uses, herein listed, which are compatible with the area, which will create an attractive environment for pedestrians, but which will be accessible to motor vehicles.	
Permitted Uses:	Building demolition	
	Commercial recreation establishment	
	Community, culture and recreation facility - minor	<i>(Added 27/10/08)</i>
	Dwelling units above the ground floor	
	Government uses	<i>(Added 27/10/08)</i>
	Home occupation 1	
	Home occupation 2	
	Hotel	
	Medical and health services facility	<i>(Added 27/10/08)</i>
	Offices	
	Personal services	
	Restaurant	
	Retail sales	
	Theatre and entertainment services	
	Tourist information	
Discretionary Uses:	Accessory uses	
	Amusement arcade	
	Bus depots	
	Communications tower - major	<i>(Added 27/10/08)</i>
	Communications tower - minor	<i>(Added 27/10/08)</i>
	Community, culture and recreation facilities - major	<i>(Added 27/10/08)</i>
	Day care facility	
	Detached dwellings existing at the date of passage of this Land Use Bylaw	
	Drinking establishment	
	Education facility	<i>(Added 27/10/08)</i>
	Funeral Home	
	Parking facilities	
	Repair services	
	Retail liquor store	
	Utility buildings	

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