

\$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	50
Zoning	R5

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.