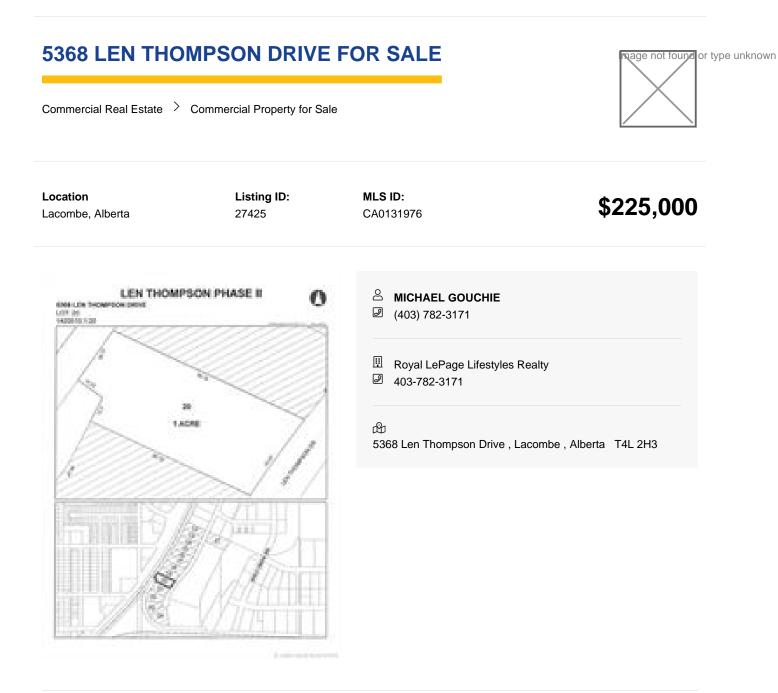


Generated: Sep 1, 2025, 16:56:14

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Transaction Type For Sale

Zoning I1

Property Sub Type Industrial

Lot Size (Acres)

1.00

Title Fee Simple

Subdivision Wolf Creek Industrial Park

Legal Plan 1420510

Lot Features Irregular Lot Days On Market 2852

Property Type Commercial

Lot Size (Sq. Ft.) 43560

Len Thompson Industrial Park. New 15 acre industrial park strategically located in the heart of Lacombe's industrial area and will soon be home to Lacombe's new Public Works shop and yard site. Features highway exposure, access and visibility. Conveniently located next to major regional highways. Lots are zoned light industrial which provides for a large variety of permitted and discretionary uses. Subdivision is paved, shovel ready with street lights and services to lot. Currently lots are 1 to 1.5 acres in size but if you need to amalgamate 1 or more lots to make your business plan work that is easy to do. Come take a look at the City of Lacombe and its newest industrial subdivision where your business needs will be met and thrive for years to come. Note the City is also willing to look at selling a separate 7 to 10 acre parcel.

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