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## 5368 LEN THOMPSON DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Lacombe, Alberta

**Listing ID:**  
27425

**MLS ID:**  
CA0131976

**\$225,000**



 **MICHAEL GOUCHIE**  
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 Royal LePage Lifestyles Realty  
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 5368 Len Thompson Drive , Lacombe , Alberta T4L 2H3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 3093
<b>Zoning</b> I1	<b>Subdivision</b> Wolf Creek Industrial Park	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1420510	<b>Lot Size (Sq. Ft.)</b> 43560
<b>Lot Size (Acres)</b> 1.00	<b>Lot Features</b> Irregular Lot	

Len Thompson Industrial Park. New 15 acre industrial park strategically located in the heart of Lacombe's industrial area and is 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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