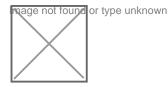


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5001 76 STREET FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Lacombe, Alberta

Listing ID: 31559

MLS ID: A2244093

\$7,000



△ MIKE GAIT

**(403) 302-9101** 

□ Century 21 Maximum

**587-272-0221** 

5001 76 Street , Lacombe , Alberta T4L 0K8

**Transaction Type** 

For Lease

**Lease Amount** 

7000.00

Subdivision

NONE

**Structure Type** 

Industrial

Building Area (Sq. Ft.)

4000.00

Lot Size (Acres)

5.99

**Foundation** 

Slab

**Access to Property** 

Accessible to Major Traffic Route, Paved

Road

Reports None Title

Fee Simple

Lease Frequency

Monthly

**Building Type** 

Manufacturing, Warehouse

Property Type

Commercial

Building Area (Sq. M.)

371.61

Construction Type

Concrete, Metal Siding

**Electric** 

600 Amp Service

Inclusions

FENCED YARD,

**Days On Market** 

63

Zoning

C4 HIGHWAY COMMERCIAL DIS

Year Built

1980

**Property Sub Type** 

Industrial

Lot Size (Sq. Ft.)

260924

Roof

Metal

Heating

Fan Coil, Propane

Restrictions

None Known

Situated on 5.99 acres with excellent exposure Highway 12 located between Highway 2 and Lacombe, this property is ideally suited for vehicle-oriented commercial uses requiring visibility and access. Zoned C4 – Highway Commercial, this site supports a wide range of potential uses including automotive sales and service, equipment rentals, repair facility, building supply/lumber yard, modular home sales, heavy equipment sales and service, or industrial equipment servicing. The property includes approximately 4,000 sq ft of shop space, a partially fenced yard, and two former residential structures with potential for conversion to office or storage use. Previously operated as a welding and coil tubing facility, the site includes non-certified crane infrastructure and related equipment (negotiable). Currently serviced with propane, well and septic, with municipal services available at the property line for future upgrade. The landlord is offering a rent-free period for site preparation, the duration of which will be based on the strength of the tenant covenant and length of lease term. This is a flexible and functional location for businesses seeking exposure, access, and a site that supports commercial-industrial operations under the City of Lacombe's C4 zoning.

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