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## 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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Lease Amount</b> 7000.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> C4 HIGHWAY COMMERCIAL DIS
<b>Subdivision</b> NONE	<b>Building Type</b> Manufacturing,Warehouse	<b>Year Built</b> 1980
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 4000.00	<b>Building Area (Sq. M.)</b> 371.61	<b>Lot Size (Sq. Ft.)</b> 260924
<b>Lot Size (Acres)</b> 5.99	<b>Construction Type</b> Concrete,Metal Siding	<b>Roof</b> Metal
<b>Foundation</b> Slab	<b>Electric</b> 600 Amp Service	<b>Heating</b> Fan Coil,Propane
<b>Access to Property</b> Accessible to Major Traffic Route,Paved Road	<b>Inclusions</b> FENCED YARD,	<b>Restrictions</b> None Known
<b>Reports</b> None		

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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