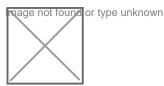


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5001 76 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationLacombe, Alberta

Listing ID: 31559

MLS ID: A2244093

\$7,000



 $\stackrel{\circ}{=}$ MIKE GAIT

(403) 302-9101

□ Century 21 Maximum

587-272-0221

5001 76 Street , Lacombe , Alberta T4L 0K8

Transaction Type Title Days On Market

For Lease Fee Simple 3

Lease Amount Lease Frequency Zoning

7000.00 Monthly C4 HIGHWAY COMMERCIAL DIS

SubdivisionBuilding TypeYear BuiltNONEManufacturing, Warehouse1980

Structure Type Property Type Property Sub Type

Industrial Commercial Industrial

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

4000.00 371.61 260924

Lot Size (Acres)Construction TypeRoof5.99Concrete, Metal SidingMetal

Foundation Heating Access to Property

Slab Fan Coil Accessible to Major Traffic Route,Paved

Road

InclusionsRestrictionsReportsFENCED YARD,None KnownNone

Situated on 5.99 acres just off Highway 12 with excellent exposure to Highway 2, 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 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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