

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	Title Fee Simple	Days On Market 3
Lease Amount 7000.00	Lease Frequency Monthly	Zoning C4 HIGHWAY COMMERCIAL DIS
Subdivision NONE	Building Type Manufacturing,Warehouse	Year Built 1980
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 4000.00	Building Area (Sq. M.) 371.61	Lot Size (Sq. Ft.) 260924
Lot Size (Acres) 5.99	Construction Type Concrete,Metal Siding	Roof Metal
Foundation Slab	Heating Fan Coil	Access to Property Accessible to Major Traffic Route,Paved Road
Inclusions FENCED YARD,	Restrictions None Known	Reports None

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.