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5001 76 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Lacombe, Alberta



Listing ID:
31566

MLS ID:
A2245026

\$999,900



 **MIKE GAIT**
 (403) 302-9101

 Century 21 Maximum
 587-272-0221

 5001 76 Street , Lacombe , Alberta T4L 0K8

Transaction Type For Sale	Title Fee Simple	Days On Market 22
Zoning C4 HIGHWAY COMMERCIAL DIS	Subdivision NONE	Nearest Town Lacombe
Building Type Free-Standing	Year Built 1980	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 3970HW;A
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 Frame,Metal Siding	Roof Metal
Foundation Slab	Electric 600 Amp Service	Heating Electric,Propane
Access to Property Paved Road	Inclusions CRANE (NOT CERTIFIED), VARIOUS COIL TUBING EQUIPMENT, 2 OLDER HOMES TO BE USED AS STORAGE OR OFFICE SPACE,	Restrictions None Known
Reports None		

High-Visibility Highway Commercial Opportunity – 5.99 Acres in the City of Lacombe Strategically located between Lacombe and just east of Highway 2 with frontage on Highway 12, this 5.99-acre property is zoned C4 Highway Commercial, offering high visibility and direct access from 76 Street—ideal for vehicle-oriented or service-based businesses requiring a prominent location. Improvements include a 4,000 sq ft industrial shop, a partially fenced yard, and two former residential dwellings suitable for demolition or conversion to office or storage use. The site was previously used for welding and coil tubing operations and includes a non-certified crane and coil tubing equipment offered as-is. The property is currently on well and septic, with City of Lacombe natural gas, water and sewer services available at the property line, providing future servicing flexibility. This is a prime opportunity for a user or investor looking to establish operations in a high-traffic corridor. Vendor financing may be considered, subject to terms and approval, offering additional flexibility for qualified buyers. This property is being offered as a lease additionally and could be sold with tenant.

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