

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 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

Zoning

C4 HIGHWAY COMMERCIAL DIS

**Building Type** Free-Standing

**Property Type** Commercial

Building Area (Sq. Ft.)

4000.00

Lot Size (Acres)

5.99

**Foundation** 

Slab

**Access to Property** 

Paved Road

Reports

None

Title

Fee Simple

Subdivision

NONE

Year Built 1980

**Property Sub Type** Mixed Use

Building Area (Sq. M.)

371.61

**Construction Type** 

Concrete, Metal Frame, Metal Siding

**Electric** 

600 Amp Service

Inclusions

CRANE (NOT CERTIFED), VARIOUS COIL TUBING EQUIPMENT, 2 OLDER

HOMES TO BE USED AS STORAGE

OR OFFICE SPACE,

**Days On Market** 

84

**Nearest Town** 

Lacombe

Structure Type

Mixed Use

Legal Plan

3970HW;A

Lot Size (Sq. Ft.)

260924

Roof

Metal

Heating

Electric, Propane

Restrictions

None Known

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.

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.