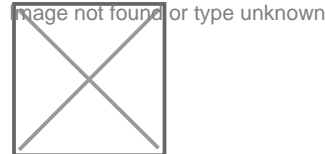


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5399 LEN THOMPSON DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lacombe, Alberta



**Listing ID:**  
15538


**MLS ID:**  
CA0131985

**\$337,500**



 **BOYD WILLIAMS**  
 (403) 782-3171

 **Royal LePage Lifestyles Realty**  
 403-782-3171

 5399 Len Thompson Drive , Lacombe , Alberta T4L 2H3

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

2362

**Lot Size (Acres)**

1.50

**Zoning**

I1

**Subdivision**

Wolf Creek Industrial Park

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

1420510

**Lot Size (Sq. Ft.)**

65340

Len Thompson Industrial Park. New 15 acre industrial park strategically located in the heart of Lacombe's industrial area and will soon be home to Lacombe's new Public Works shop and yard site. Features highway exposure, access and visibility. Conveniently located next to major regional highways. Lots are zoned light industrial which provides for a large variety of permitted and discretionary uses. Subdivision is paved, shovel ready with street lights and services to lot. Currently lots are 1 to 1.5 acres in size but if you need to amalgamate 1 or more lots to make your business plan work that is easy to do. Come take a look at the City of Lacombe and its newest industrial subdivision where your business needs will be met and thrive for years to come. Note the City is also willing to look at selling a separate 7 to 10 acre parcel.

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