

\$7,000 - 5001 76 Street, Lacombe

MLS® #A2244093

\$7,000

0 Bedroom, 0.00 Bathroom,
Commercial on 5.99 Acres

NONE, Lacombe, Alberta

Situated on 5.99 acres with excellent exposure Highway 12 located between Highway 2 and Lacombe , 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 propane, 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.

Built in 1980



Essential Information

MLS® #	A2244093
Price	\$7,000
Bathrooms	0.00
Acres	5.99
Year Built	1980
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	5001 76 Street
Subdivision	NONE
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 0K8

Amenities

Utilities	Electricity Connected, Propane
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Interior

Heating	Propane, Fan Coil
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Exterior

Roof	Metal
Construction	Concrete, Metal Siding
Foundation	Slab

Additional Information

Date Listed	August 1st, 2025
Days on Market	41
Zoning	C4 HIGHWAY COMMERCIAL DIS

Listing Details

Listing Office	Century 21 Maximum
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