

# \$225,000 - 5400 Len Thompson Drive, Lacombe

MLS® #CA0131984

**\$225,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Wolf Creek Industrial Park, Lacombe, Alberta

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.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | CA0131984  |
| Price     | \$225,000  |
| Bathrooms | 0.00       |
| Acres     | 1.00       |
| Type      | Commercial |
| Sub-Type  | Industrial |
| Status    | Active     |

## Community Information

Address 5400 Len Thompson Drive

|             |                            |
|-------------|----------------------------|
| Subdivision | Wolf Creek Industrial Park |
| City        | Lacombe                    |
| County      | Lacombe                    |
| Province    | Alberta                    |
| Postal Code | T4L 2H3                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2018 |
| Days on Market | 2862            |
| Zoning         | I1              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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