$999,900 - 5001 76 Street, Lacombe

MLS® #A2245026

$999,900
0 Bedroom, 0.00 Bathroom,
Commercial on 5.99 Acres

NONE, Lacombe, Alberta

High-Visibility Highway Commercial Opportunity â€“ 5.99 Acres in the City of Lacombe

Strategically located just west 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 Streetâ€”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 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.

Built in 1980

Essential Information

MLS® #	A2245026
Price	$999,900
Bathrooms	0.00
Acres	5.99
Year Built	1980
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

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

Amenities

Utilities	Cable Connected, Natural Gas Paid, Natural Gas Available

Interior

Heating	Natural Gas, Electric

Exterior

Roof	Metal
Construction	Concrete, Metal Frame, Metal Siding
Foundation	Slab

Additional Information

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

Listing Details

Listing Office	Century 21 Maximum

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