

# \$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 just off Highway 12 with excellent exposure to Highway 2, 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 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

## Interior

Heating	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	1
Zoning	C4 HIGHWAY COMMERCIAL DIS

## Listing Details

Listing Office	Century 21 Maximum
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