



GRASSROOTS
REALTY GROUP

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**5001 76 Street
Lacombe, Alberta**

MLS # A2245026



\$999,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,000 sq.ft.
Zoning:	C4 HIGHWAY COMMERCIAL DIS
Addl. Cost:	-
Based on Year:	-
Utilities:	Cable Connected, Natural Gas, Propane
Parking:	-
Lot Size:	5.99 Acres
Lot Feat:	-

Heating:	Electric, Propane
Floors:	-
Roof:	Metal
Exterior:	Concrete, Metal Frame, Metal Siding
Water:	See Remarks, Well
Sewer:	Holding Tank, Private Sewer
Inclusions:	CRANE (NOT CERTIFIED), VARIOUS COIL TUBING EQUIPMENT, 2 OLDER HOMES TO BE USED AS STORAGE OR OFFICE SPACE,

High-Visibility Highway Commercial Opportunity & 5.99 Acres in the City of Lacombe Strategically located between Lacombe and just east 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 Street—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 natural gas, 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.