

\$20 - 4457 Highway 12, Lacombe

MLS® #A1061639

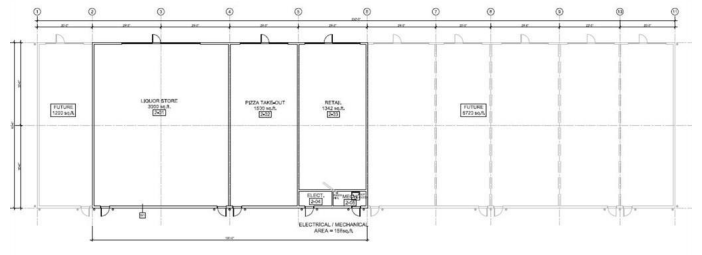
\$20

0 Bedroom, 0.00 Bathroom,
Commercial on 0 Acres



None, Lacombe, Alberta

Be a part of a brand new upcoming complex on the East side of Lacombe just off of Highway 12. There are multiple units available, with unit sizes ranging from 1,200 SF to 7,920 SF. A Petro-Canada Gas Station with C-Store is a confirmed Tenant, along with Pizza by the Slice, a Liquor Store and a major fast food restaurant. These Tenants set the strip mall up to be a huge success by bringing in a lot of traffic. Easy access to Highway 12 and 45 Street. Base rent is \$20 per SF per annum for the first year of a long term lease for a qualified Tenant. Additional rent is estimated to be \$8.50 for the first year. Tenant Improvements are negotiable.



Built in 2021

Essential Information

MLS® #	A1061639
Price	\$20
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	4457 Highway 12
Subdivision	None

City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 1A5

Additional Information

Date Listed	January 15th, 2021
Days on Market	36
Zoning	C4

Listing Details

Listing Office	RE/MAX Commercial Properties
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