

For Sublease

Municipal 5112 Highway 2A, Lacombe, AB

+/- 10,000 SF of Premium Retail Space Available

5112

Highway 2A
Lacombe, AB



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YOUNG**

Property details

ADDRESS

Municipal 5112 Highway 2A, Lacombe, AB

VACANCY

+/- 10,000 SF

AVAILABLE

Immediately

LEGAL PLAN

0929248, Block 38, Lot 12

ZONING

C2 - Highway Commercial

BASIC RENT

Negotiable

OPERATING COSTS

\$4.88 PSF

Utilities Separately Metered and/or Sub Metered

PARKING

±240 surface parking stalls

Highlights



Strong Anchor Tenants: Benefit from steady foot traffic with established co-tenants such as **Sobeys, Sobeys Liquor, Subway, and ATB Financial.**



Exceptional Visibility & Access: Strategically located along Lacombe's high-traffic retail corridor on Highway 2A, offering outstanding exposure to both local and commuter traffic.



Versatile Zoning: Flexible zoning accommodates a wide range of business types, including **restaurants, medical clinics, professional services, big box retailers, and general retail.**



Convenient On-Site Parking: Ample surface parking ensures hassle-free access for customers and staff.

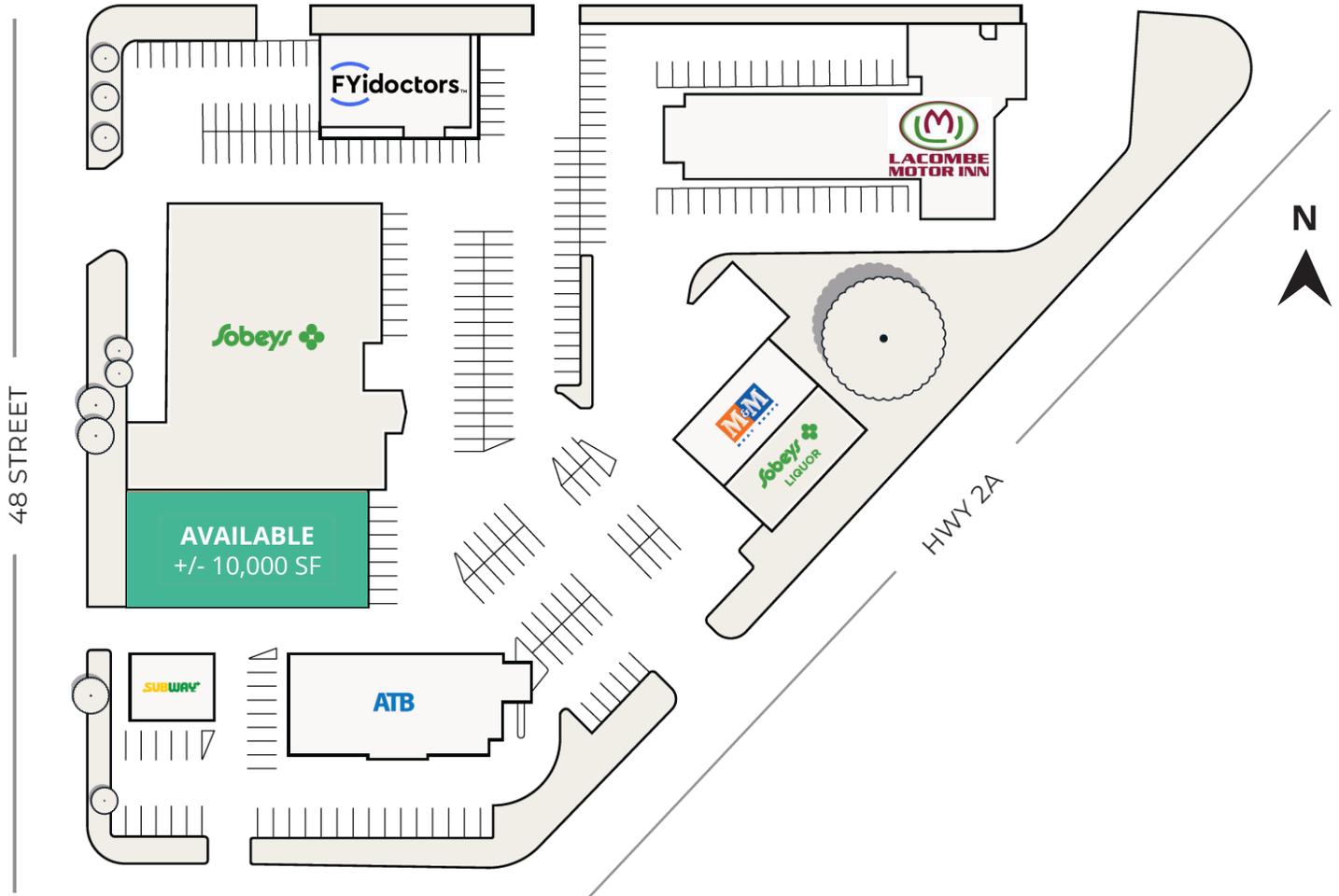


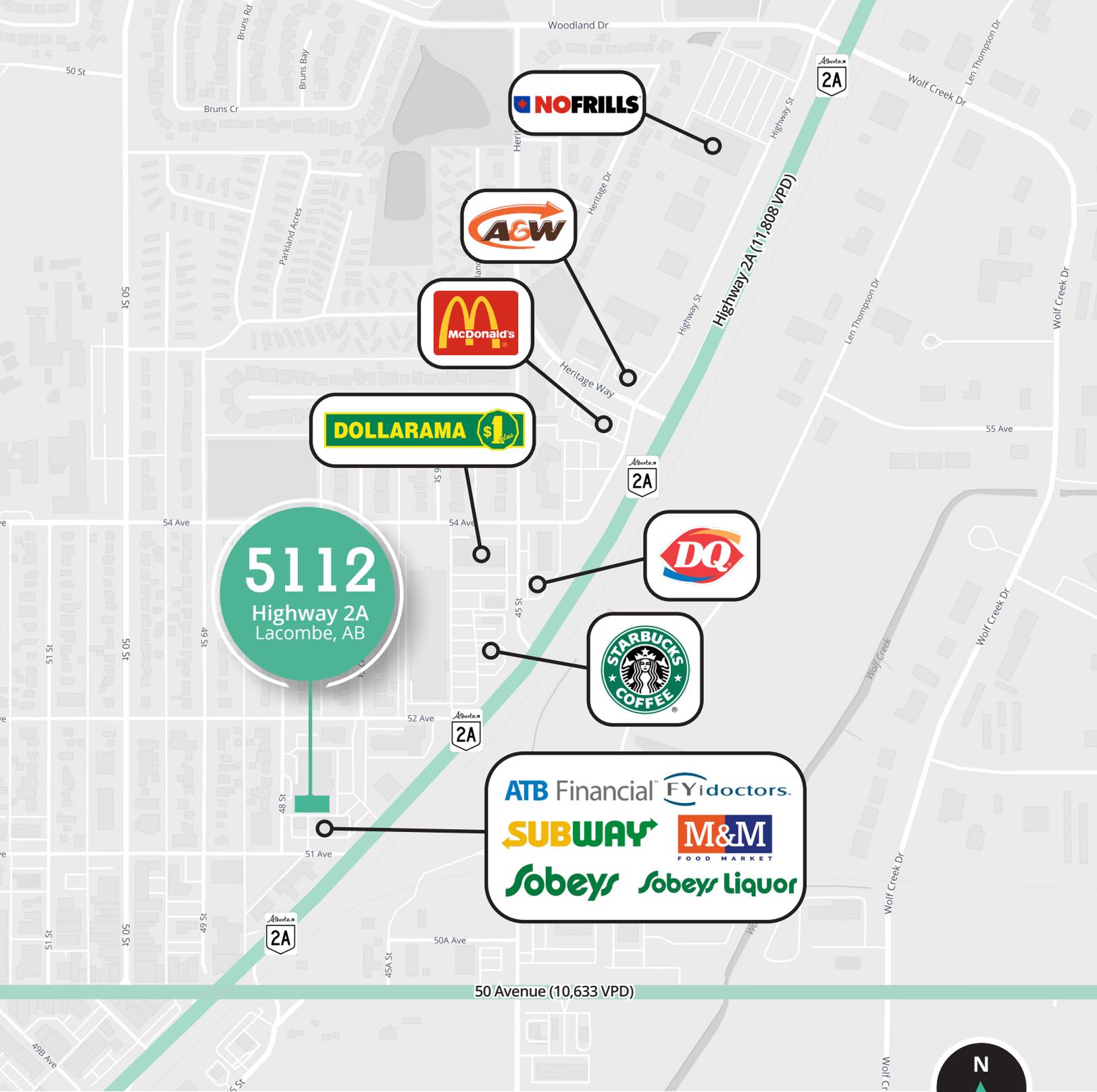
AVAILABLE
10,000
Square Feet



Site plan

Available: +/- 10,000 SF





\$107,170

Average household income



15,097

Daytime Population



14,967

Population



5,949

Households

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Avison Young Commercial Real Estate Services, LP, Brokerage

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Get more info.

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