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# For Lease

Highway 12 & Highway 2 | Lacombe, AB

**Retail District on HWY 2**

## Midway Centre

1,200 SF – 10,000 SF



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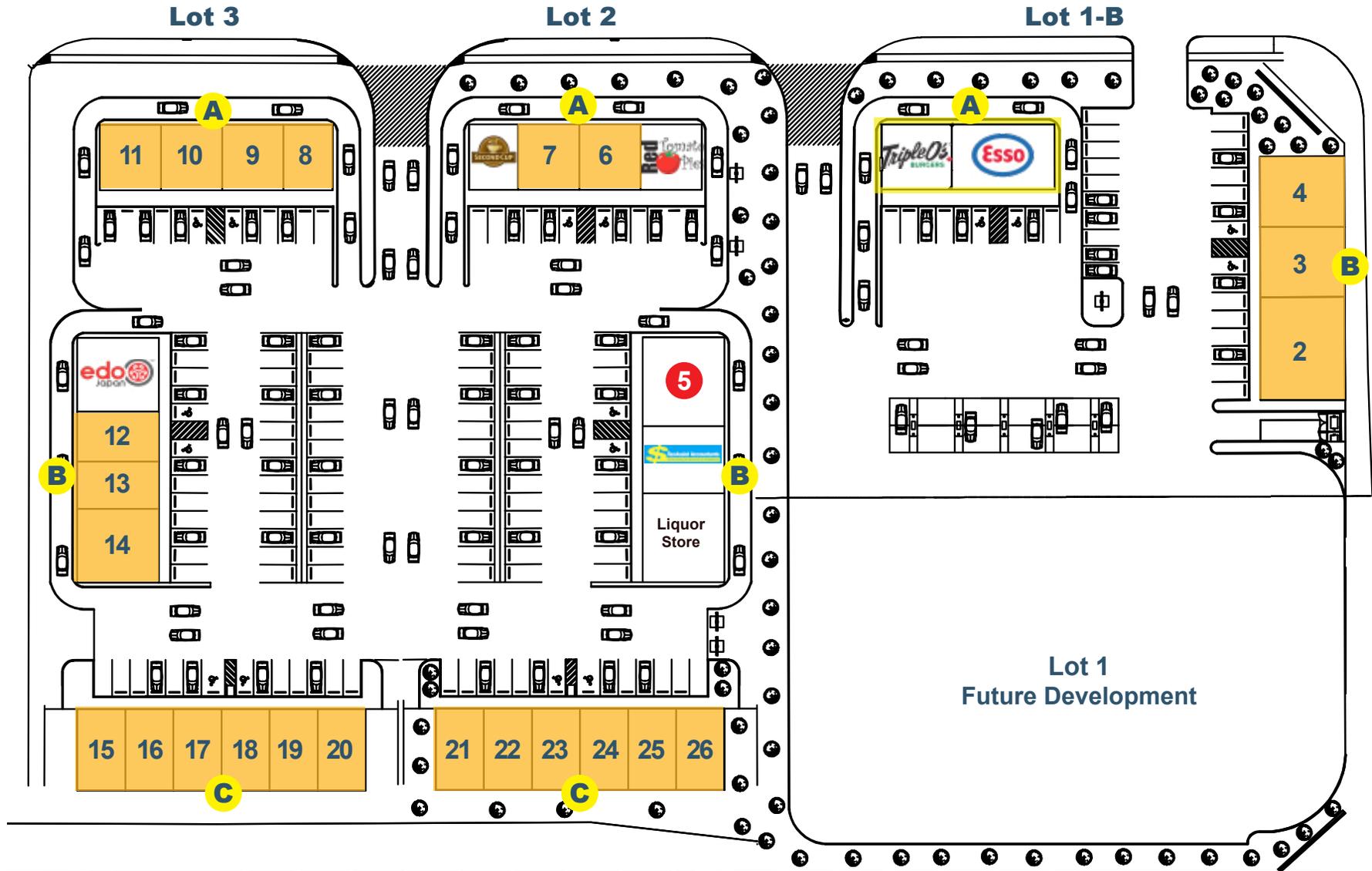


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# Property Details

Highway 12 & Highway 2 | Lacombe, AB

## Highway 2 Commuter Hub





# Site Plan

Highway 12 & Highway 2 | Lacombe, AB  
**Highway 2 Commuter Hub**

<b>LOT 1B BUILDING B</b> 6,300 SF	<b>Unit 2</b> - 2,100 SF
	<b>Unit 3</b> - 2,100 SF
	<b>Unit 4</b> - 2,100 SF
<i>*Pad opportunity available, Build to Suit, ideal for car wash, oil change service, EV charge station.</i>	
<b>LOT 2 BUILDING A</b> 2,500 SF	<b>Unit 6</b> - 1,250 SF
	<b>Unit 7</b> - 1,250 SF
<b>Net Rate: \$35 PSF (Est.) + Escalations</b> <b>Op Costs: \$8.00 PSF (Est. 2025)</b>	
<b>LOT 2 BUILDING B</b>	<b>Unit 5</b> - 2,000 SF +/-
	<b>Business Assets For Sale</b> → <a href="#">more information</a>
<i>Turn-key Fully Equipped Fast Food Restaurant, with drive-thru for immediate occupancy</i>	
<b>Net Rate: \$35 PSF (Est.) + Escalations</b> <b>Op Costs: \$8.00 PSF (Est. 2025)</b>	
<b>LOT 2 BUILDING C</b> 10,000 SF	<b>Units 21 - 26</b>
	<i>**Pending CRU, Can be Demised as Required**</i>
<b>LOT 3 BUILDING A</b> 5,800 SF	<b>Units 8 - 11</b>
	<i>**Pending CRU, Can be Demised as Required**</i>
<b>LOT 3 BUILDING B</b> 5,600 SF	<b>Unit 12</b> - 1,400 SF
	<b>Units 13 &amp; 14</b> - 4,200 SF (Can be combined as required)
	<b>Net Rate: \$35 PSF (Est.) + Escalations</b> <b>Op Costs: \$8.00 PSF (Est. 2025)</b>
<b>LOT 3 BUILDING C</b> 9,942 SF	<b>Units 15 - 20</b>
	<i>**Pending CRU, Can be Demised as Required**</i>

- 12 Acres of high density residential on site. Currently 3.8 acres being developed on site.
- Population of 35,000 residents within a 5 km radius and 55,000 residents within a 10 km radius.
- The largest commercial development opportunities in the area.
- Ideal location for retail, entertainment, restaurants or pub, outlets stores, oil change services or car wash.
- Midway Centre will be a commercial hub for Southern Alberta, and a destination for travelers on the major highways.
- 55,000 VPD on Highway 2 and 12,000 VPD on Highway 12.
- Negotiations with multiple national big-box retailers as anchors are underway.
- Some units can be demised or combined.



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# Site Plan

Highway 12 & Highway 2 | Lacombe, AB

## Highway 2 Commuter Hub

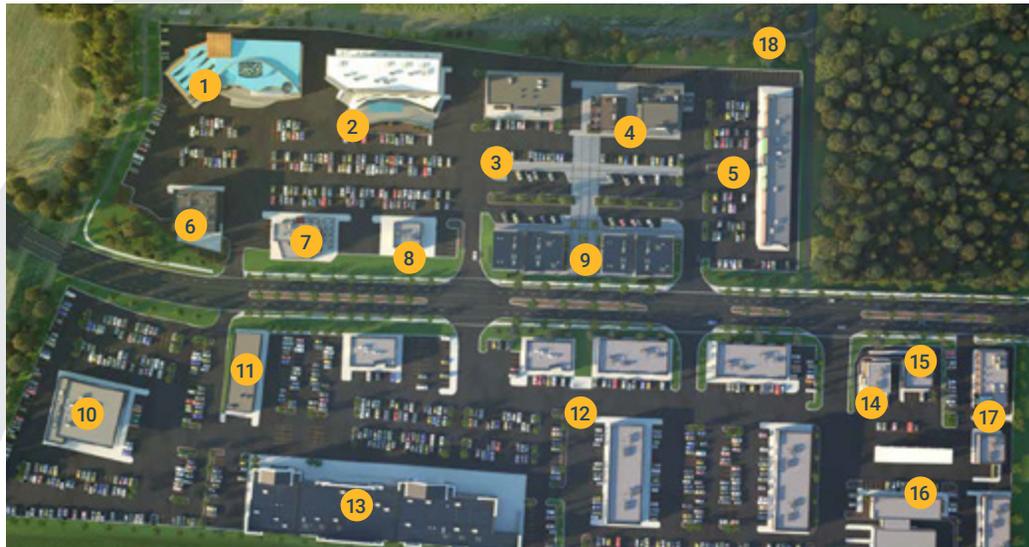
# 66.6

acre commercial development

# 3.8

acre multi-family development

QUEEN ELIZABETH II HIGHWAY



- |                         |                      |                     |                    |                         |
|-------------------------|----------------------|---------------------|--------------------|-------------------------|
| 1) Entertainment Center | 5) Grocery Store     | 9) CRU              | 13) Big Box Retail | 17) Car Wash            |
| 2) Hotel                | 6) Night Club/Lounge | 10) Car Dealership  | 14) Second Cup     | 18) Apartment Buildings |
| 3) Kids Play Land       | 7) Brewery           | 11) Furniture Store | 15) Pizza 73       |                         |
| 4) Restaurant           | 8) CRU               | 12) CRU             | 16) Esso           |                         |



HIGHWAY 12



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# About Lacombe

Highway 12 & Highway 2 | Lacombe, AB

**Highway 2 Commuter Hub**



Lacombe, Alberta, is strategically located just north of Red Deer, along Highway AB-2, connecting Calgary and Edmonton. This central location provides easy access to larger markets while offering lower operating costs compared

to bigger cities. Its proximity to Red Deer offers access to a skilled labor force, infrastructure, and business services. Lacombe has a supportive local government, incentives for business growth, and a diverse economy including agriculture, manufacturing, and retail. With affordable real estate and a high quality of life, Lacombe is an attractive spot for businesses looking to grow in central Alberta.

### **City Downtown Redevelopment Plan Receives \$200,000 from Provincial Northern & Regional Economic Development Program**

The city of Lacombe announced a \$200,000 investment into the downtown area redevelopment plan from the government of Alberta's northern and regional economic development program and the funds will go towards priority projects, upgrading the downtown to make it more accessible, welcoming, and vibrant.

### **City of Lacombe Breaks Ground on \$10.8 million Operations Facility**

The city started construction on a \$10.8 million operations facility in the Len Thompson industrial Park construction will be completed in phases and slated for completion later in 2024. The approved budget includes a \$91,000 new public art project allocation that will be administered by the Lacombe art collection committee.

**14,258** population

number of schools **11**

**\$345,000**

average home sale price

**50** new residential builds

**\$106,346**

median household income



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# Thank you for your Interest



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