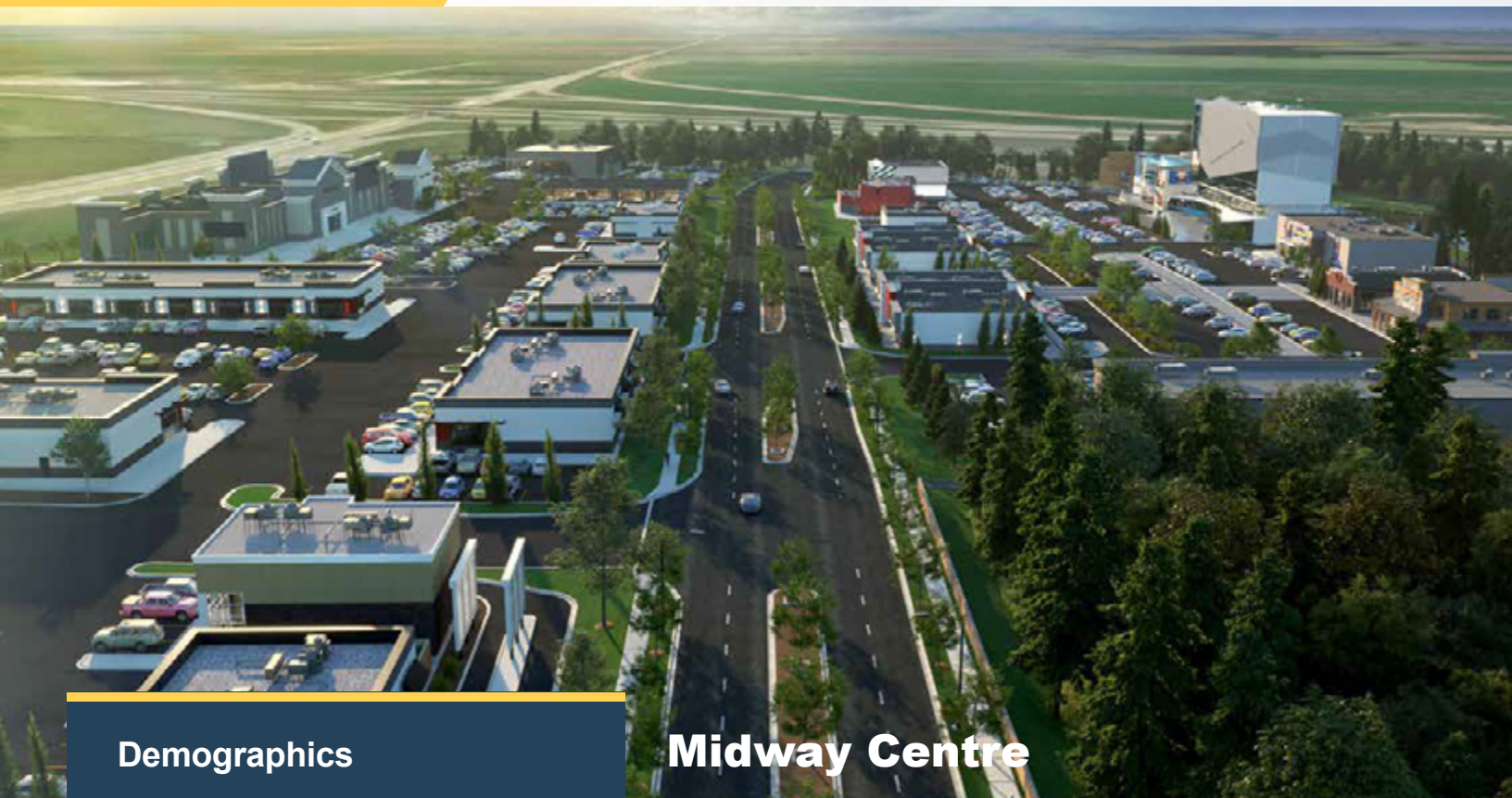


For Lease

Highway 12 & Highway 2 | Lacombe, AB



Midway Centre

Demographics



NEIGHBORHOOD
Lacombe



POPULATION
14,229



MEDIAN AGE
38



HOUSEHOLD INCOME
\$124,254

Building Details



PARKING
Ample



YEAR BUILT
2019 - 2021



TRAFFIC COUNT
29,540 VPD | Hwy 12 & Hwy 2
21,610 VPD | Hwy 12 & 76 St.



Unit A210, 9705 Horton Road SW,
Calgary, Alberta, T2V 2X5
P (403) 214-2344
blackstonecommercial.com

Property Details

Lot 1 1 - Future Development
Building A **FULLY LEASED**
Building B 6,300 SF

Size Available:

Lot 2 Building A 2,500 SF
Building B 2,000 SF
Building C 10,000 SF

Lot 3 Building A 5,800 SF
Building B 2,800 SF

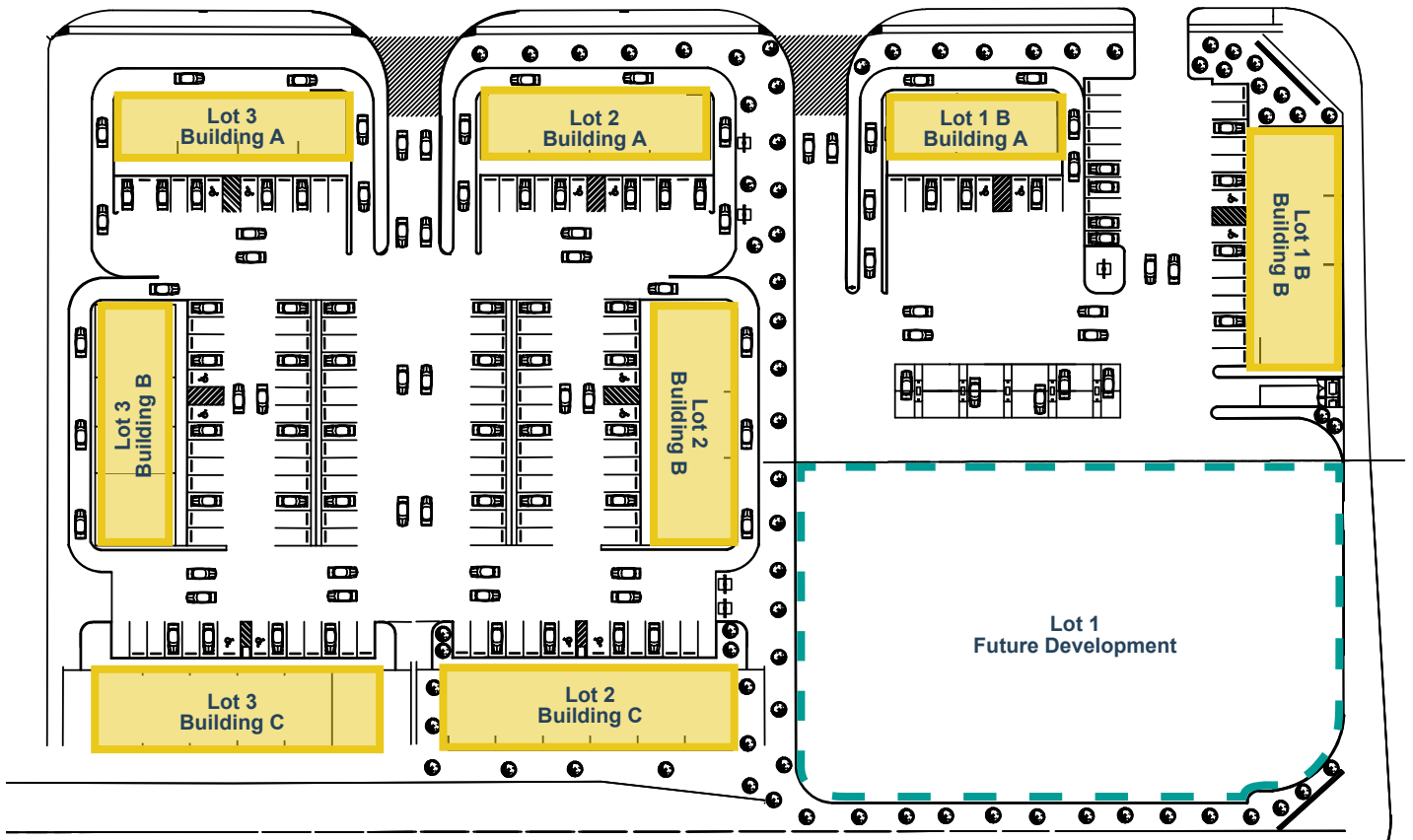
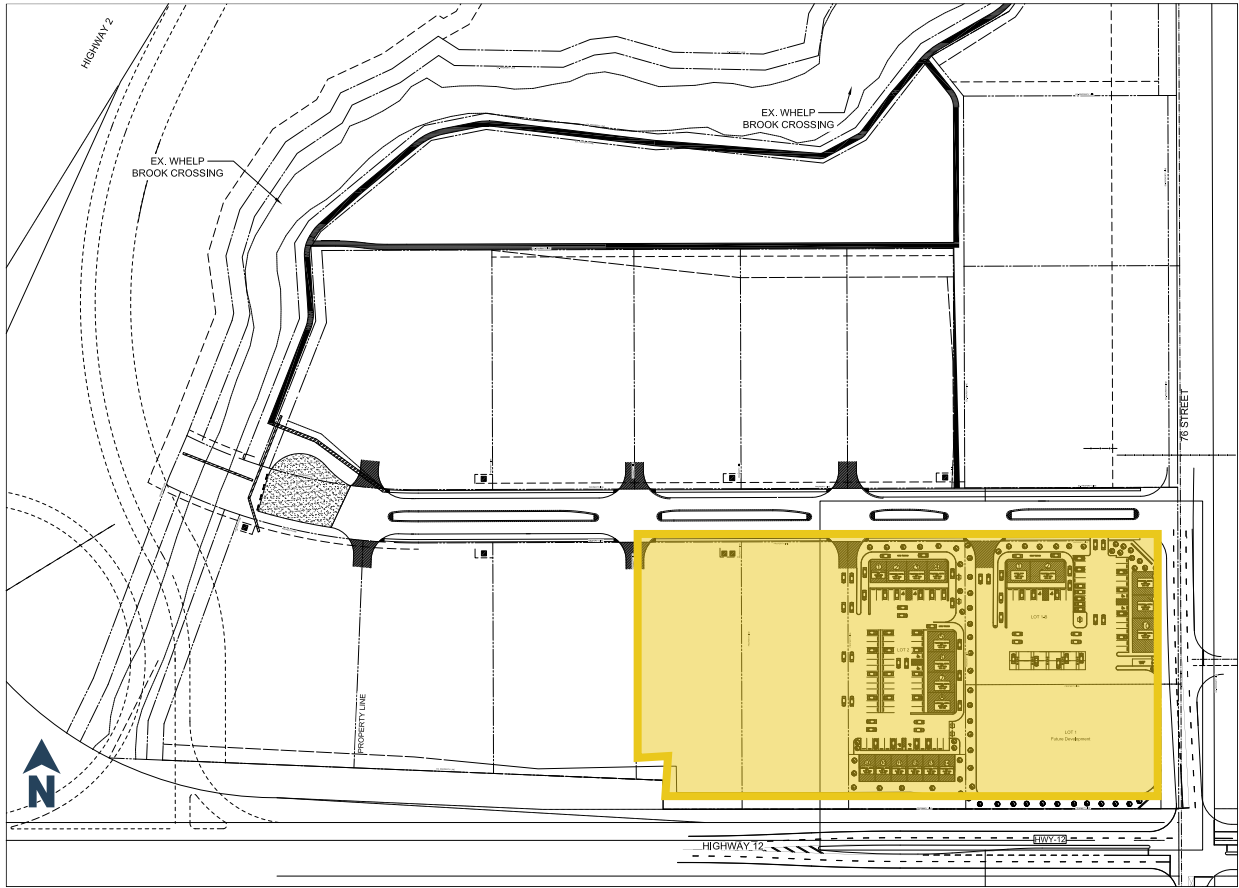
Net Rate: Market

Op Costs: \$7.00 PSF

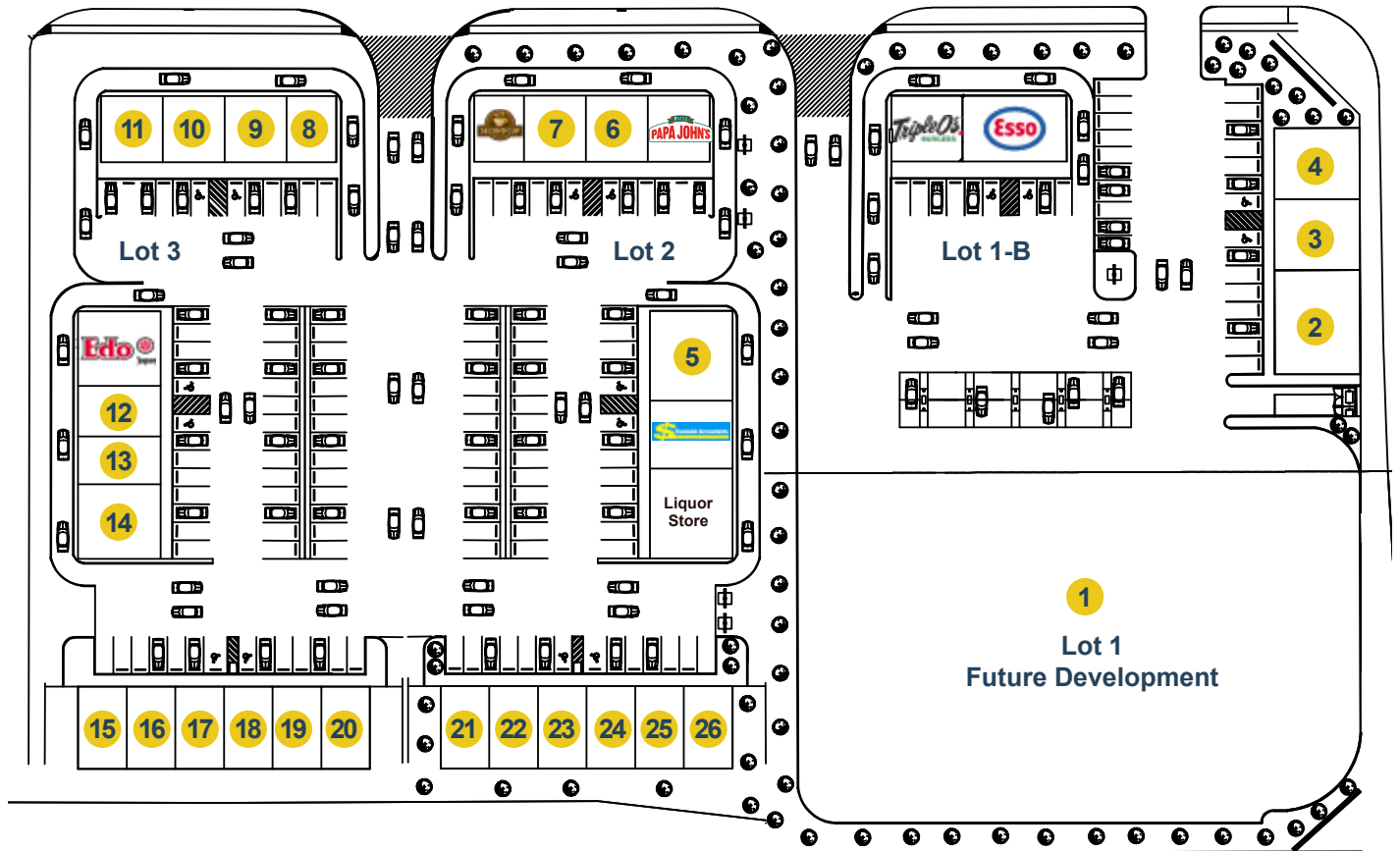
Highlights

- 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.

Site Plan



Leasable Area



LOTS 1, 2 & 3

LOT 1

Future Development / Build to Suit Opportunity

LOT 1B - BUILDING B / TOTAL: 6,300 SF:

Unit 2 - 2,100 SF

Unit 3 - 2,100 SF

Unit 4 - 2,100 SF

*Pad opportunity available, Build to Suit, ideal for car wash, oil change service, EV charge station.

LOT 2 - BUILDING A / TOTAL: 2,500 SF:

Unit 6 - 1,250 SF

Unit 7 - 1,250 SF

Net Rate: \$25 PSF (Est.)

Op Costs: \$7.00 PSF

LOT 2 - BUILDING B

Unit 5 - 2,000 SF +/-

Turn-key Fully Equipped Fast Food Restaurant, with drive-thru for immediate occupancy

Net Rate: \$30 PSF (Est.)

Op Costs: \$7.00 PSF

LOT 2 - BUILDING C / TOTAL: 10,000 SF:

Units 21 - 26

Pending CRU, Can be Demised as Required

LOT 3 - BUILDING A / TOTAL: 5,800 SF:

Units 8-11

Pending CRU, Can be Demised as Required

LOT 3 - BUILDING B / TOTAL: 5,600 SF:

Unit 12 - 1,400 SF

Units 13 & 14 - 4,200 SF (Can be combined as required)

Net Rate: \$25 PSF (Est.)

Op Costs: \$7.00 PSF

LOT 3 - BUILDING C / TOTAL 9,942 SF:

Units 15 - 20

Pending CRU, Can be Demised as Required

For Lease

Highway 12 & Highway 2 | Lacombe, AB



Blackstone

www.BlackstoneCommercial.com



For More Info.



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**Thank you for
your interest!**

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