

# \$225,000 - 5396 Len Thompson Drive, Lacombe

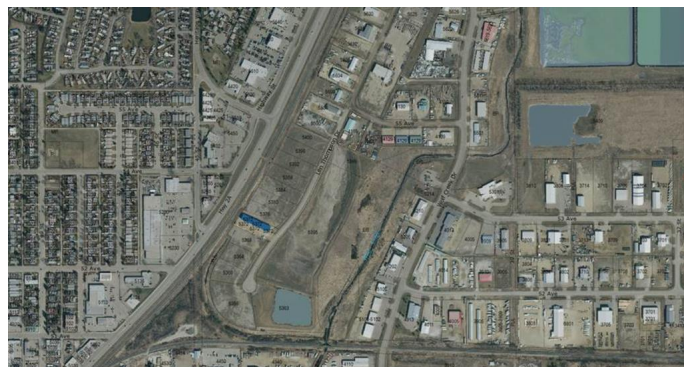
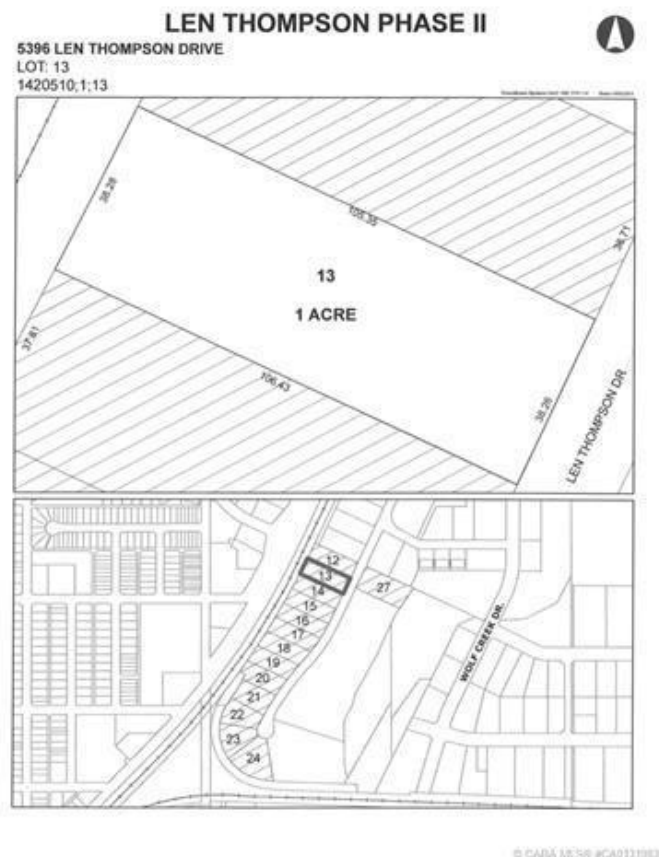
MLS® #CA0131983

**\$225,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.00 Acres

Wolf Creek Industrial Park, Lacombe, Alberta

Len Thompson Industrial Park. New 15 acre industrial park strategically located in the heart of Lacombe's industrial area and will soon be home to Lacombe's new Public Works shop and yard site. Features highway exposure, access and visibility. Conveniently located next to major regional highways. Lots are zoned light industrial which provides for a large variety of permitted and discretionary uses. Subdivision is paved, shovel ready with street lights and services to lot. Currently lots are 1 to 1.5 acres in size but if you need to amalgamate 1 or more lots to make your business plan work that is easy to do. Come take a look at the City of Lacombe and its newest industrial subdivision where your business needs will be met and thrive for years to come. Note the City is also willing to look at selling a separate 7 to 10 acre parcel.



## Essential Information

MLS® #	CA0131983
Price	\$225,000
Bathrooms	0.00
Acres	1.00
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information

Address 5396 Len Thompson Drive

Subdivision	Wolf Creek Industrial Park
City	Lacombe
County	Lacombe
Province	Alberta
Postal Code	T4L 2H3

### **Additional Information**

Date Listed	April 3rd, 2018
Days on Market	2717
Zoning	I1

### **Listing Details**

Listing Office	Royal LePage Lifestyles Realty
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