

# For Lease

Highway 12 & Highway 2 | Lacombe, AB



## 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.



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## Midway Centre

### Property Details

Lot 1	1 - Future Development
Lot 1B	Building A <b>FULLY LEASED</b> Building B 6,300 SF
Lot 2	Building A 2,500 SF Building B <b>FULLY LEASED</b> Building C 10,000 SF
Lot 3	Building A 5,800 SF Building B 2,800 SF Building C 9,942 SF

### Size Available:

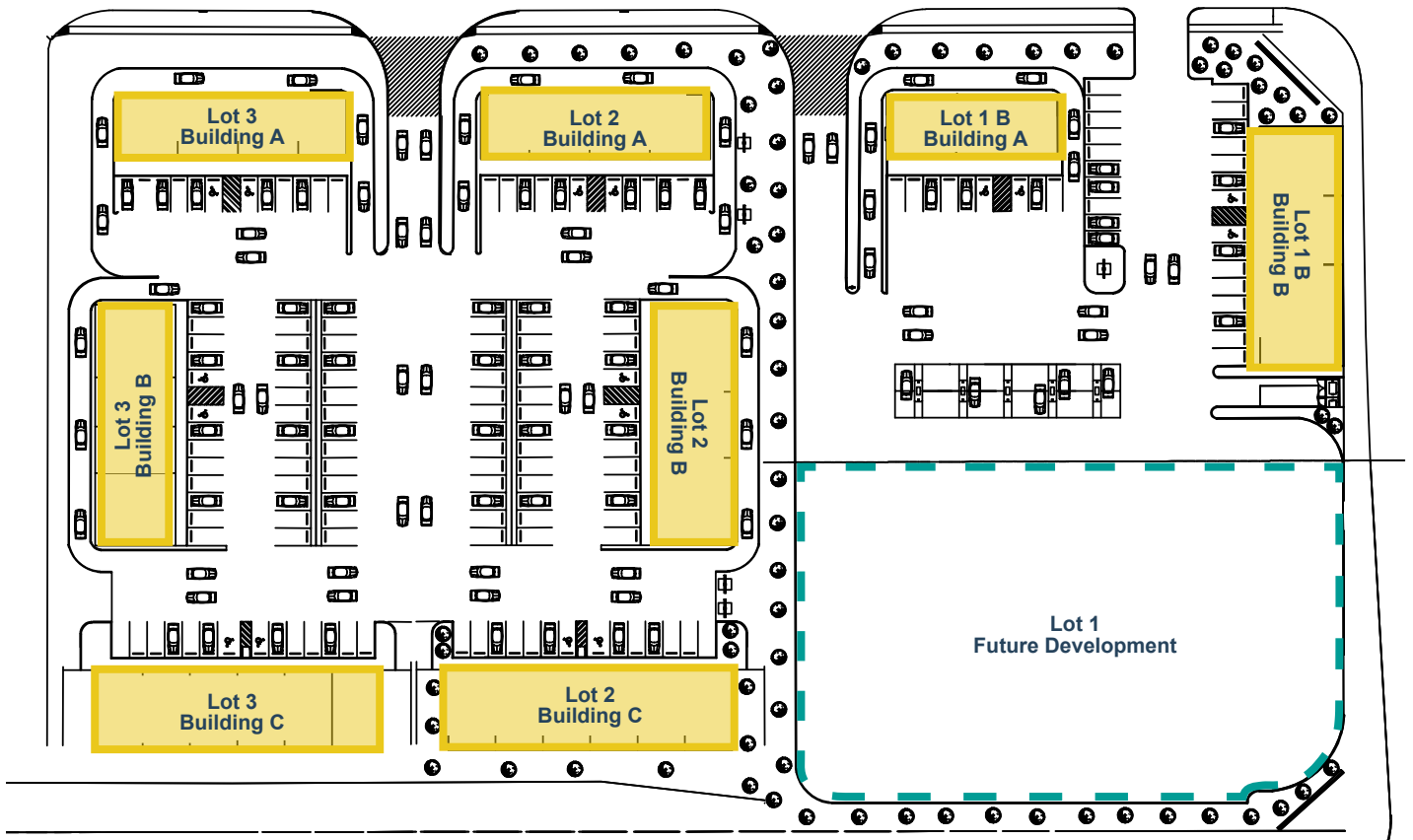
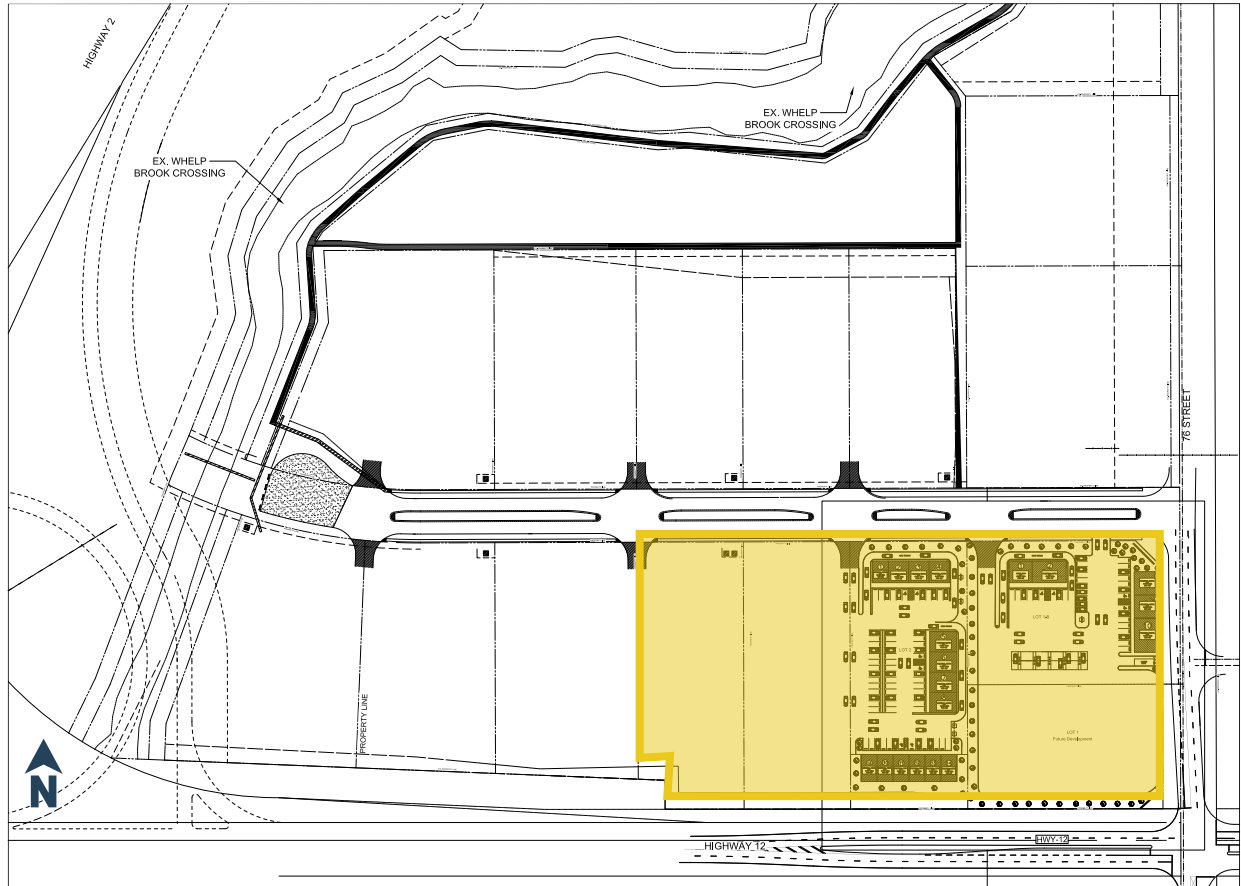
Net Rate: Market

Op Costs: \$6.00 PSF

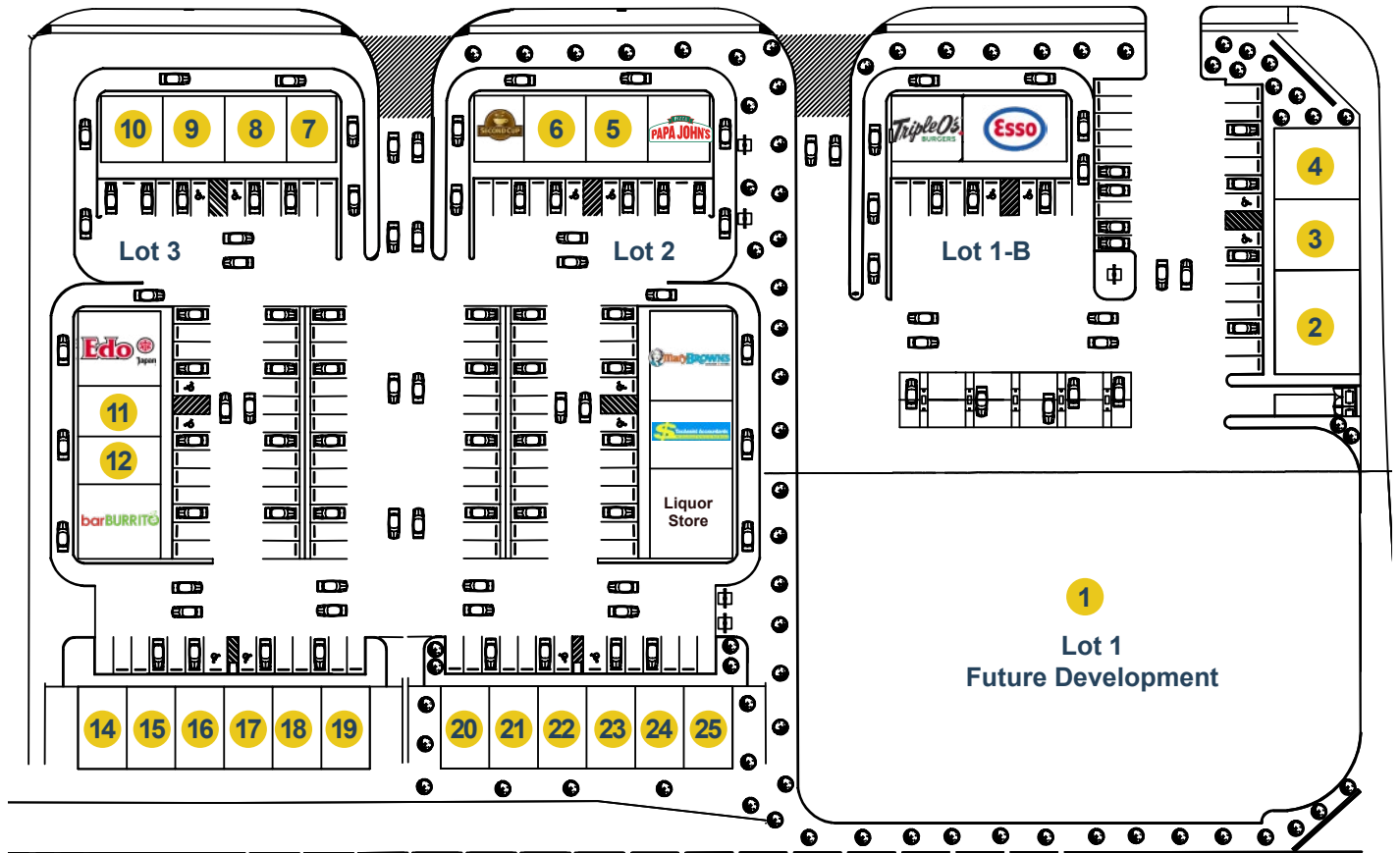
### Highlights

- One of the largest commercial development opportunities in the area
- Ideal location for retail, entertainment, restaurants or pub, outlets stores, oil changer or car wash
- Midway Centre will be a commercial hub for Southern Alberta, and a destination for travelers on the major highways
- 3.8 acre multi-family development located on west side of the City of Lacombe, and over 60 acres commercial development
- Negotiations with multiple national big-box retailers as anchors are underway
- Units can be demised or combined

# Site Plan



# Leasable Area



For Example Only

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## Lots 1, 2 & 3

### Lot 1

- Future Development

### Lot 1B

- Unit 2 - 2,100 SF
- Unit 3 - 2,100 SF
- Unit 4 - 2,100 SF

\*Pad opportunity available

### Lot 2 Building A

- Unit 5 - 1,250 SF
- Unit 6 - 1,250 SF

### Lot 2 Building C

- Unit 20 - 1,433 SF
- Unit 21 - 1,433 SF
- Unit 22 - 1,433 SF
- Unit 23 - 1,433 SF
- Unit 24 - 1,433 SF
- Unit 25 - 1,433 SF

### Lot 3 Building A (+2 Spaces)

- Unit 7 - 1,453 SF
- Unit 8 - 1,453 SF
- Unit 9 - 1,453 SF
- Unit 10 - 1,453 SF

### Lot 3 Building B

- Unit 11 - 1,400 SF
- Unit 12 - 1,400 SF

### Lot 3 Building C

- Unit 14 - 1,657 SF
- Unit 15 - 1,657 SF
- Unit 16 - 1,657 SF
- Unit 17 - 1,657 SF
- Unit 18 - 1,657 SF
- Unit 19 - 1,657 SF

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# Thank you for your interest!

For More Info.

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