

# For Sale

## 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.

# Blackstone

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## Midway Centre - LOW PRICE!

### Property Details

Asking Price: **\$650,000/Acre**

Site Size: 2 - 10 Acre Lots

Legal: Plan 012 3450, Block 1, Lot 1-2

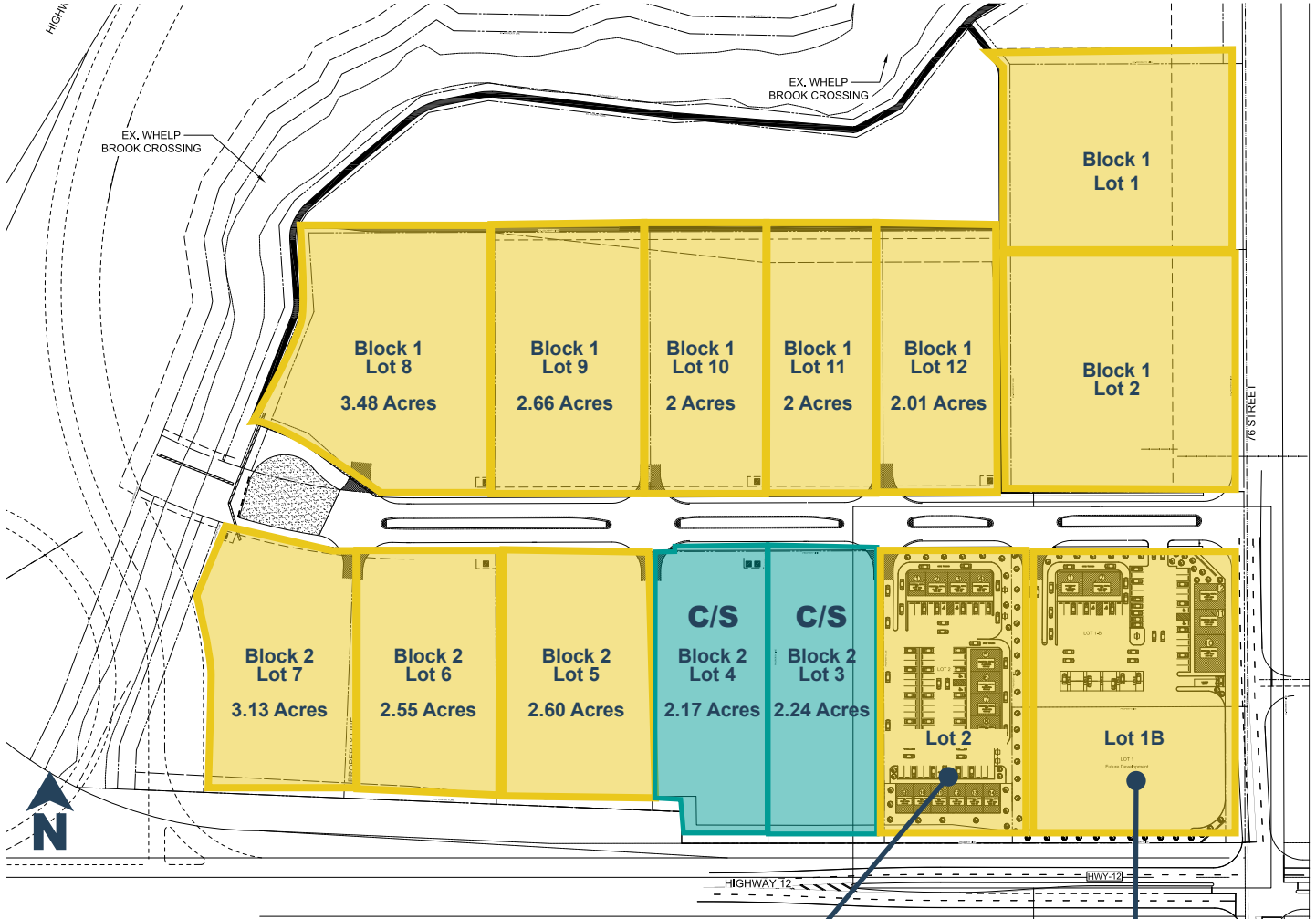
Zoning: Highway Commercial

Construction: New

### Highlights

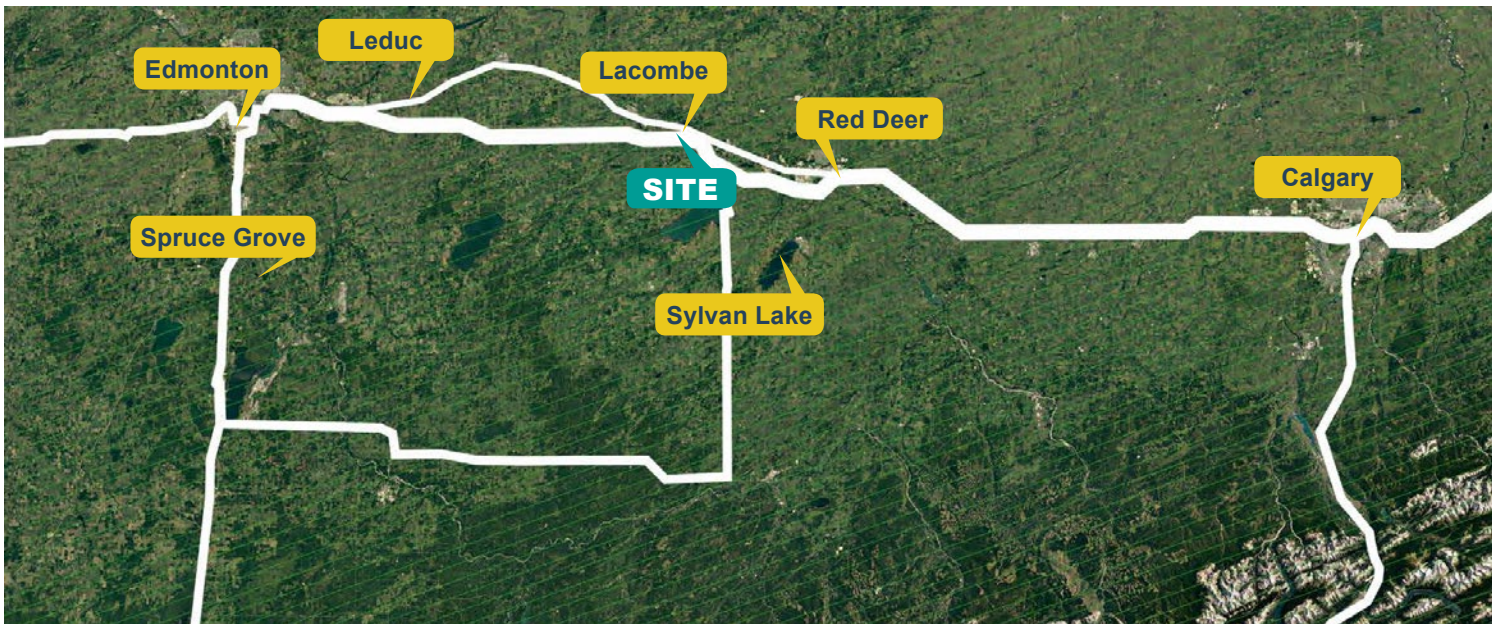
- One of the largest commercial development opportunities in the area
- Ideal location for retail, entertainment, restaurants or pub, outlets stores, oil changer or car wash
- Midway Centre will be a commercial hub for southern Alberta, and a destination travelers on the major highways
- Located at the Highway 2 and Highway 12 overpass
- Over 60 acres commercial development
- 3.8 acre multi-family development located on west side of the City of Lacombe
- Fully serviced Lot with Municipal Services
- Negotiations with multiple national big-box retailers as anchors are underway

# Site Plan



*Includes Building A & B, because Building C is not built yet..*

*Includes Building A plus the gas station business*



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For Example Only



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# Thank you for your interest!

For More Info.

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