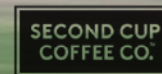


**Blackstone**  
Commercial Real Estate Services Inc.

# For Lease

Highway 2 @ Highway 12 | Lacombe, Alberta  
**Highway Retail Plaza 15 mins North of Red Deer**

## Midway Centre



\*Rendering for Illustration Purposes

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# About Lacombe

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.

## POPULATION

14,258

## NUMBER OF SCHOOLS

11

## AVERAGE HOME SALE PRICE

\$345,000

## NEW RESIDENTIAL BUILDS

50

## MEDIAN HOUSEHOLD INCOME

\$106,346

### 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.

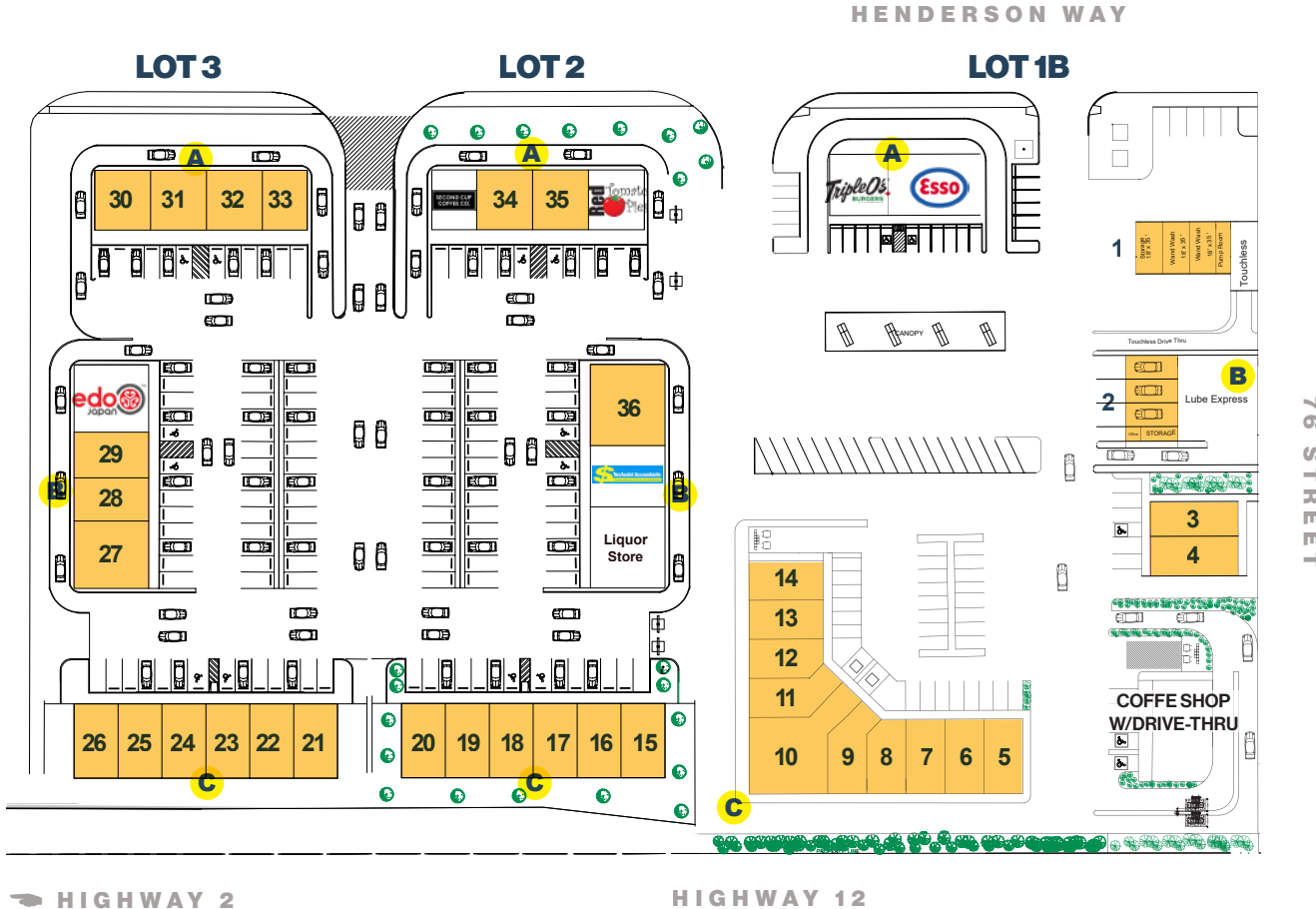


# For Lease

Highway 2 @ Highway 12 | Lacombe, Alberta  
**Highway Retail Plaza 15 mins North of Red Deer**

**Net Rate:** \$35 PSF (Est.) + Escalations

**Op Costs:** \$8.00 PSF (Est. 2025)



## LOT 1B

**BUILDINGS 'B'** XXXX SF

**Unit 1 Touchless Car Wash:** xxxx± SF

**Unit 2 Express Lube** - xxxx± SF

**Unit 3-4** - xxxx± SF

**BUILDING 'C'** XXXX SF

**Unit 5-14** - xxxx SF - xxxx SF

## LOT 2

**BUILDING A**

**Unit 34** - 1,250 SF

**Unit 35** - 1,250 SF

**BUILDING B**

**Unit 36** - 2,000± SF

*drive-thru ready with kitchen canopy*

**BUILDING C** 10,000 SF

**Units 15 - 20**

*Pending CRU, Can be Demised as Required*

## LOT 3

**BUILDING A** 5,800 SF

**Units 30 - 33**

*\*\*Pending CRU, Can be Demised as Required\*\**

**BUILDING B** 5,600 SF

**Units 27 - 29**

**BUILDING C** 9,942 SF

**Units 21 - 26**

- 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.



# The New Centre

## ***BETWEEN EDMONTON & RED DEER***

**Coming Soon**

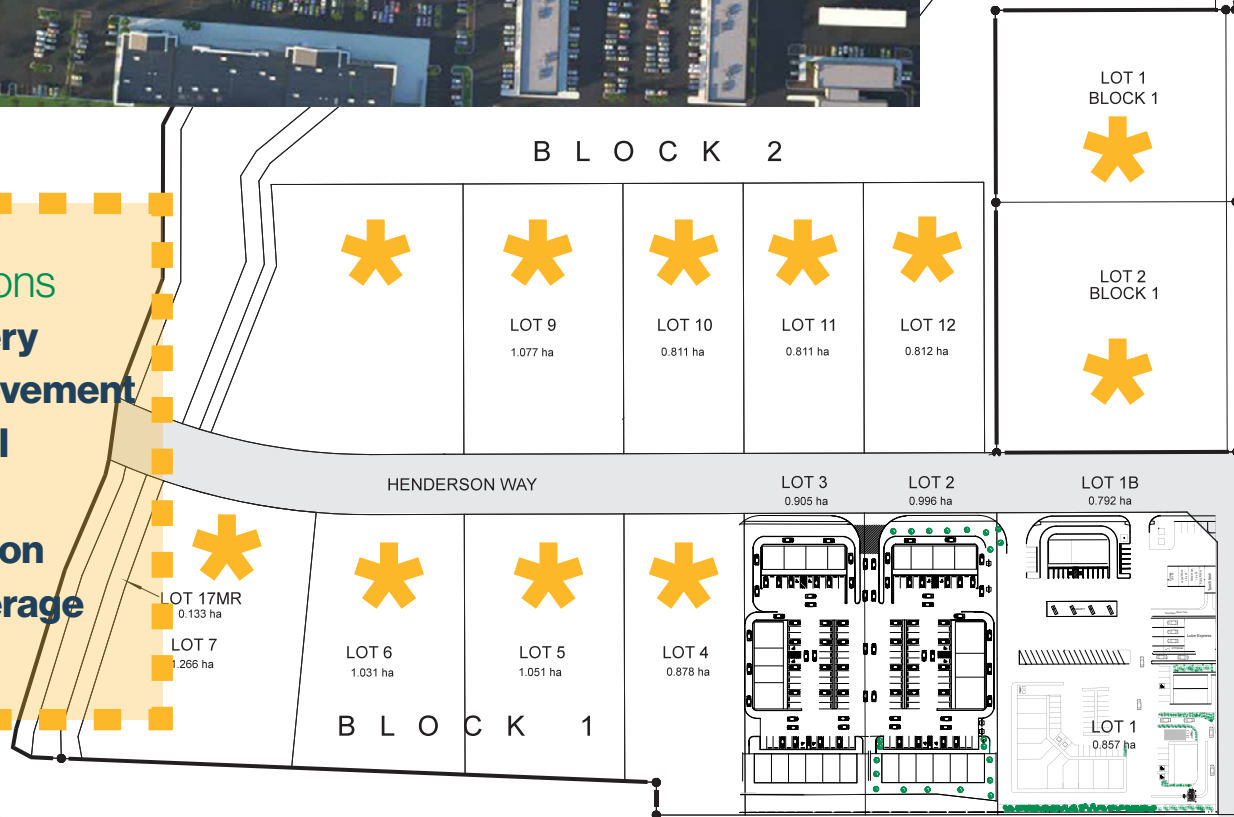
**120 Acre**  
Commercial Development  
**With a vibrant new**  
**Multi-Family**  
**development adjacent**

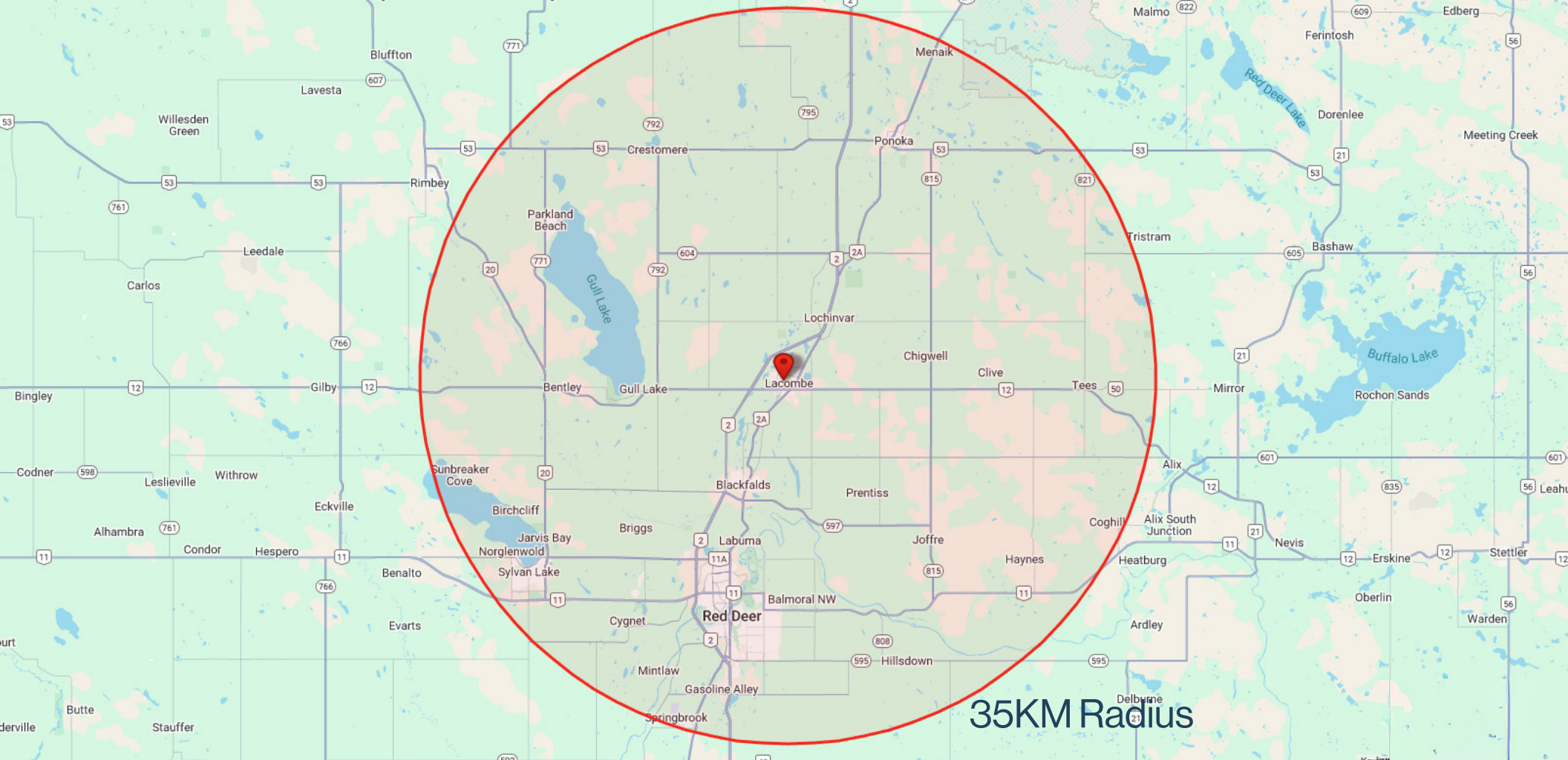


HIGHWAY 2

### Suitable Options

- Large Grocery
- Home Improvement
- Recreational
- Automotive
- Accommodation
- Food & Beverage
- Daycare





**2025 Estimated Population**

**197,201**

**Average Household Income**

**\$125,756**

**Red Deer: 113,000**  
**Sylvan Lake: 17,500**  
**Blackfalds: 12,000**  
**Ponoka: 8,000**  
**Bentley/Gull Lake: 1,400**

**2025 Households: 73,759**

# Thank you for your Interest



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