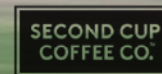


Blackstone
Commercial Real Estate Services Inc.

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.

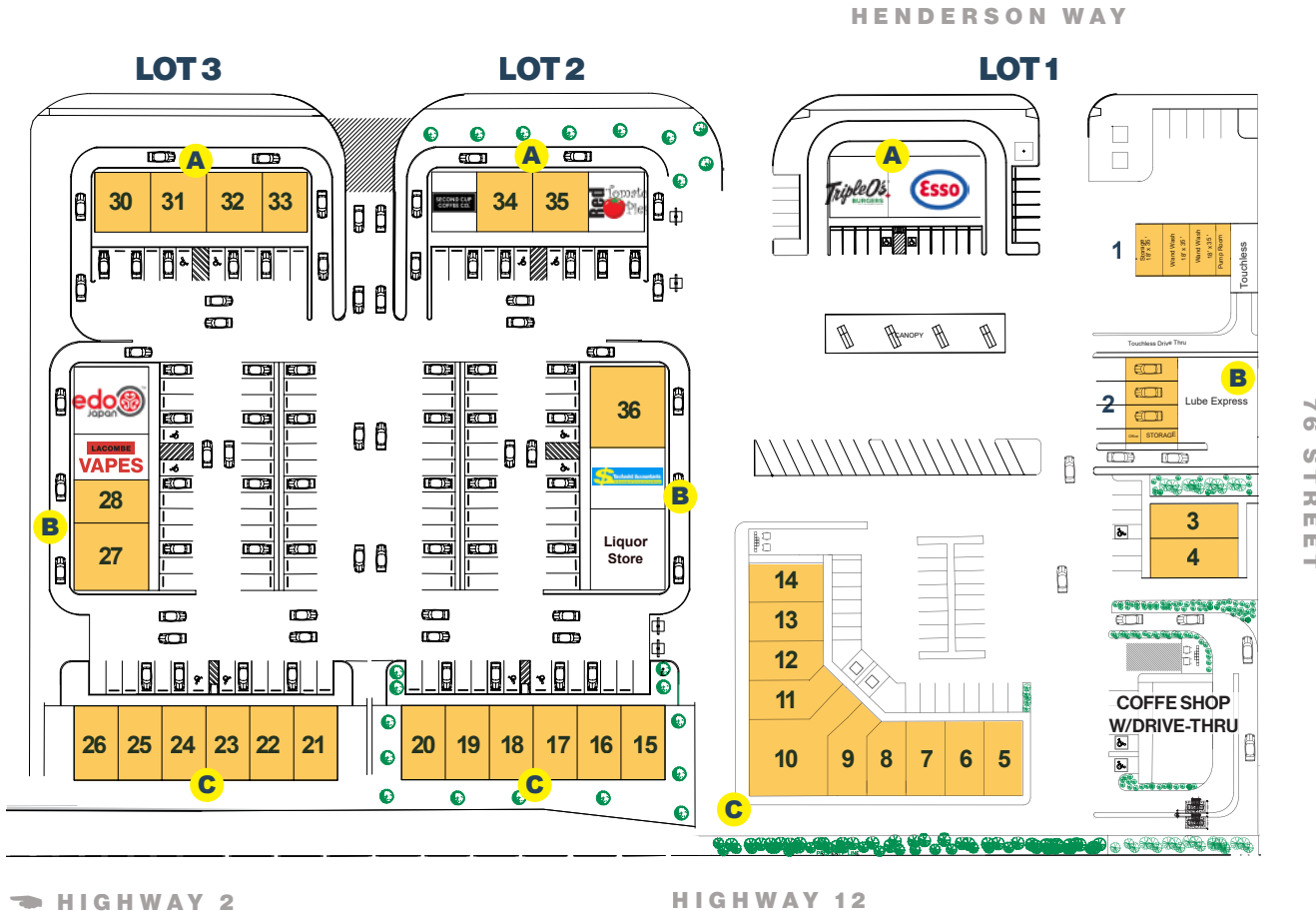


For Lease

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 1

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 2,900 SF

Units 27 - 28

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

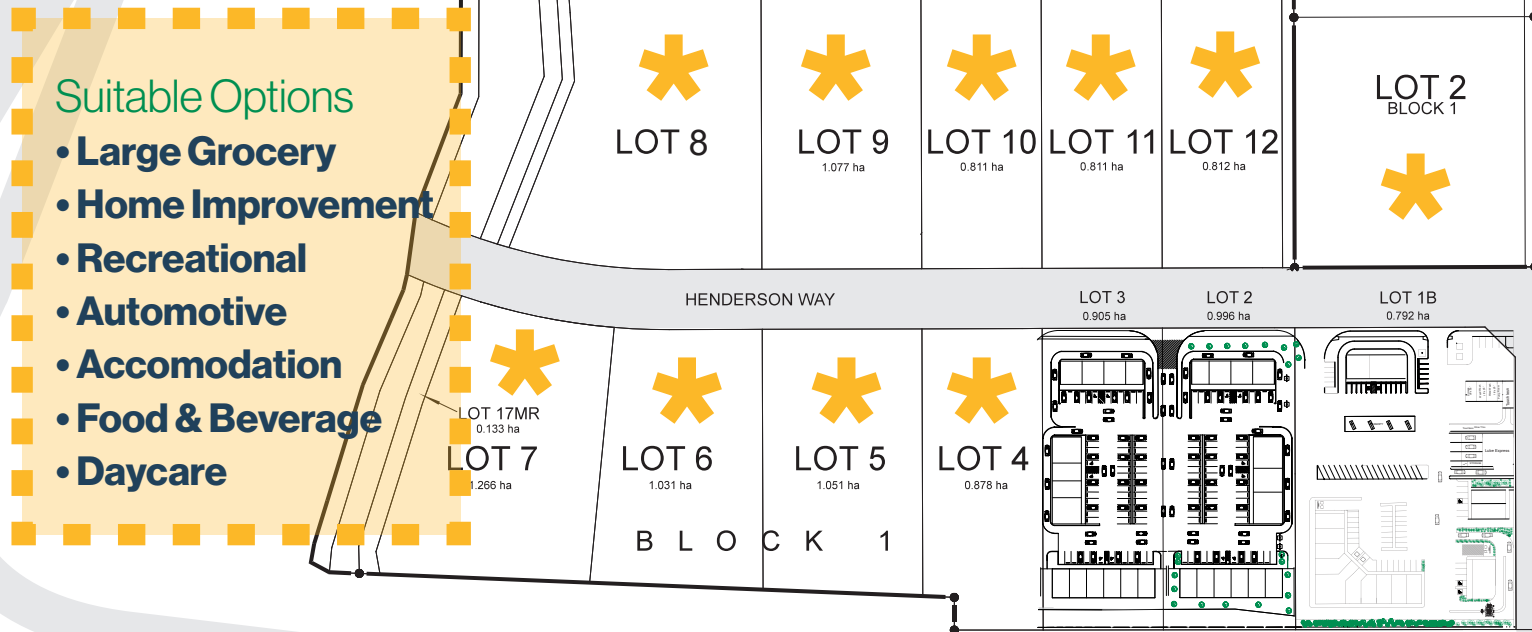
120 Acre
Commercial Development
With a vibrant new
Multi-Family
development adjacent

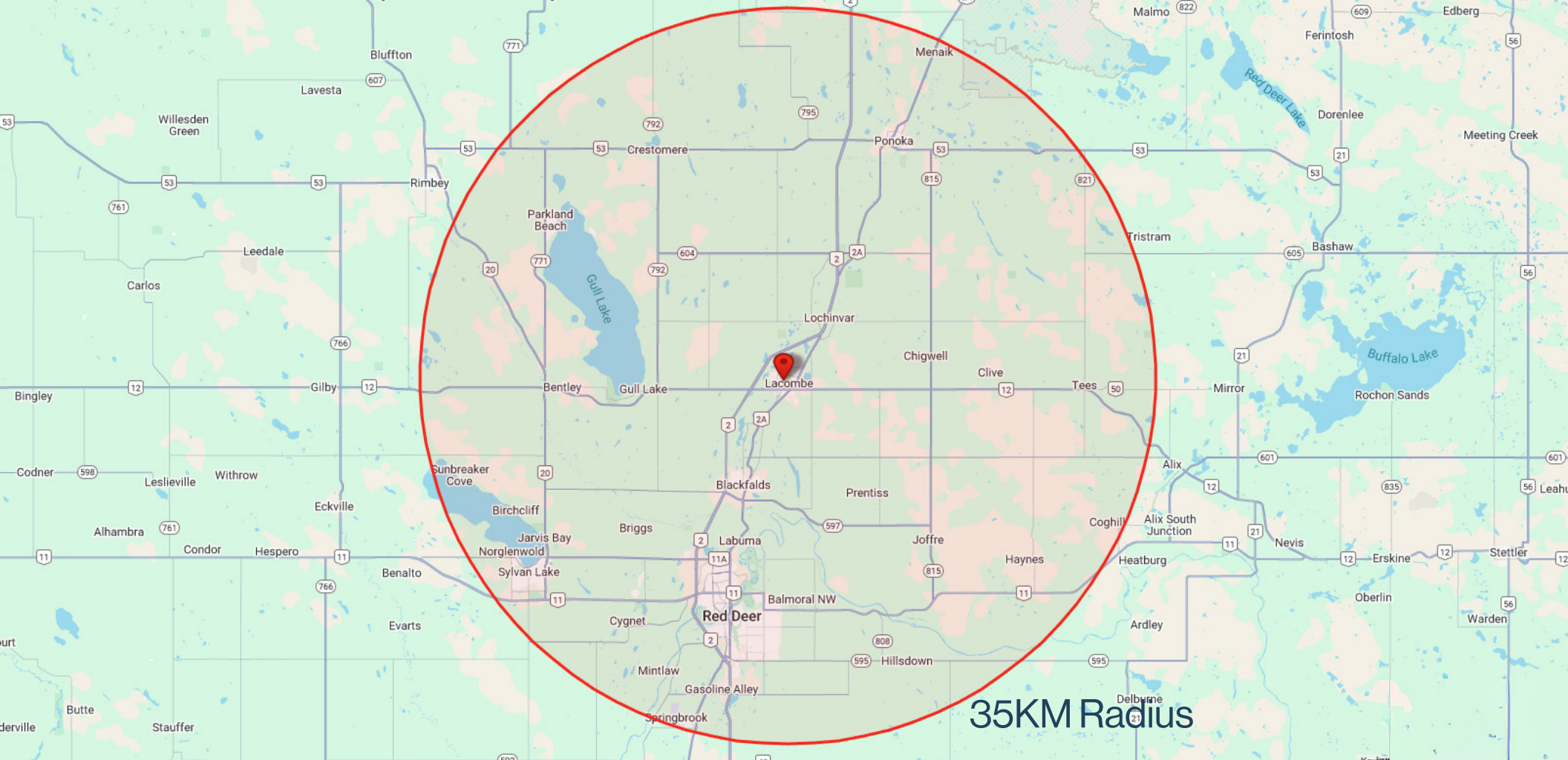


HIGHWAY 2

Suitable Options

- Large Grocery
- Home Improvement
- Recreational
- Automotive
- Accomodation
- 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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