

FOR LEASE

Retail Development
Pre-Leasing Opportunity



4457 - 50th Ave East, Lacombe, Alberta

For more information please contact:

MAHMUD RAHMAN | RANDY WIENS

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Mahmud Rahman & Associates

RE/MAX
COMMERCIAL®

RE/MAX Real Estate (Central)

WWW.IROL.CA

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INFORMATION

LEGAL

Plan: 9321763

Block: 1 Lot: 1

CRU SIZE

Building "A": 7,500 sq.ft.

Building "B": 4,000 sq.ft.

Building "C": 12,500 sq.ft.

SIGNAGE

Pylon & Building Facade

PARKING

Parking : 110 Stalls

- Ratio 4.58/1,000 sq ft

Loading: 2 Stalls

Bicycle: 4 Stalls

DEVELOPMENT

Zoning : C4 Highway Commercial District

Site Area: 100,000 sq.ft.

Building Area: 24,000 sq.ft

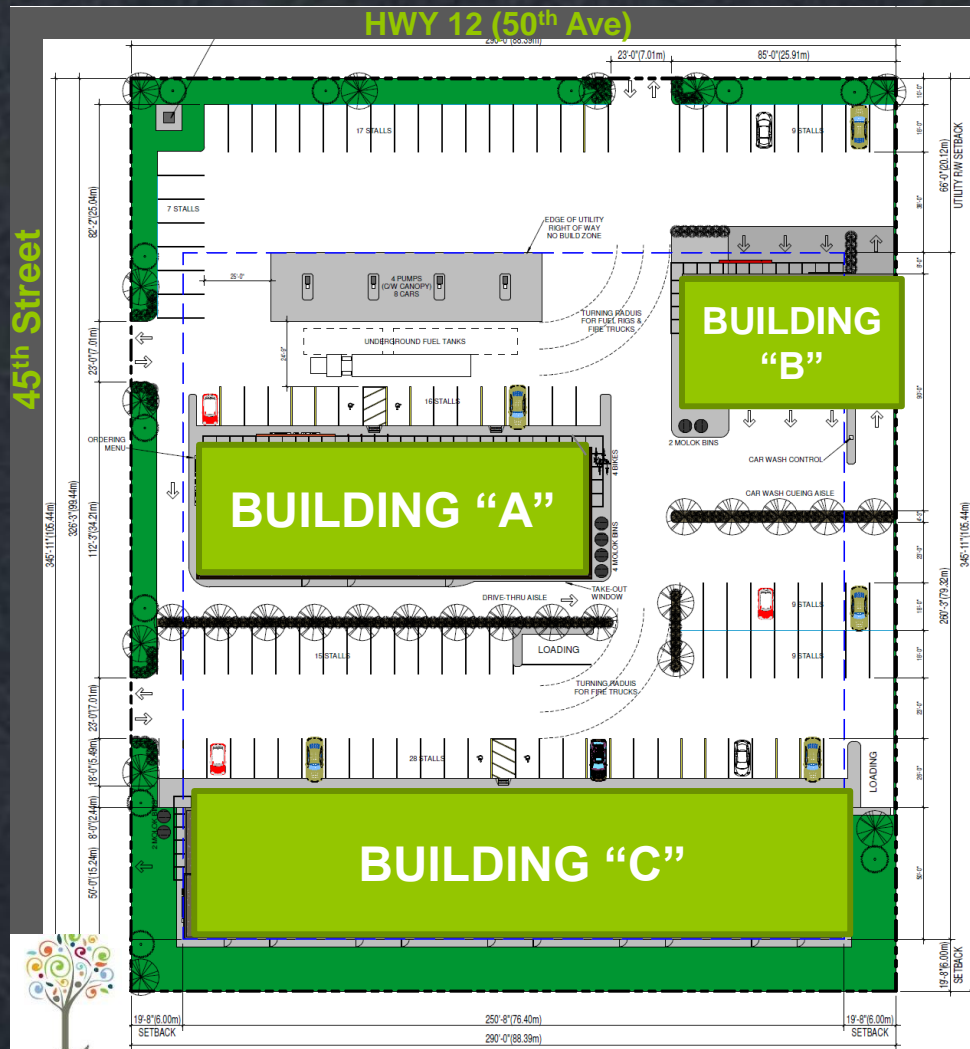
LEASING INFORMATION

Available: Fall 2019

Asking net rate: Market

Operating cost: \$7 / sq.ft. (estimated 2019)

TIA: Negotiable



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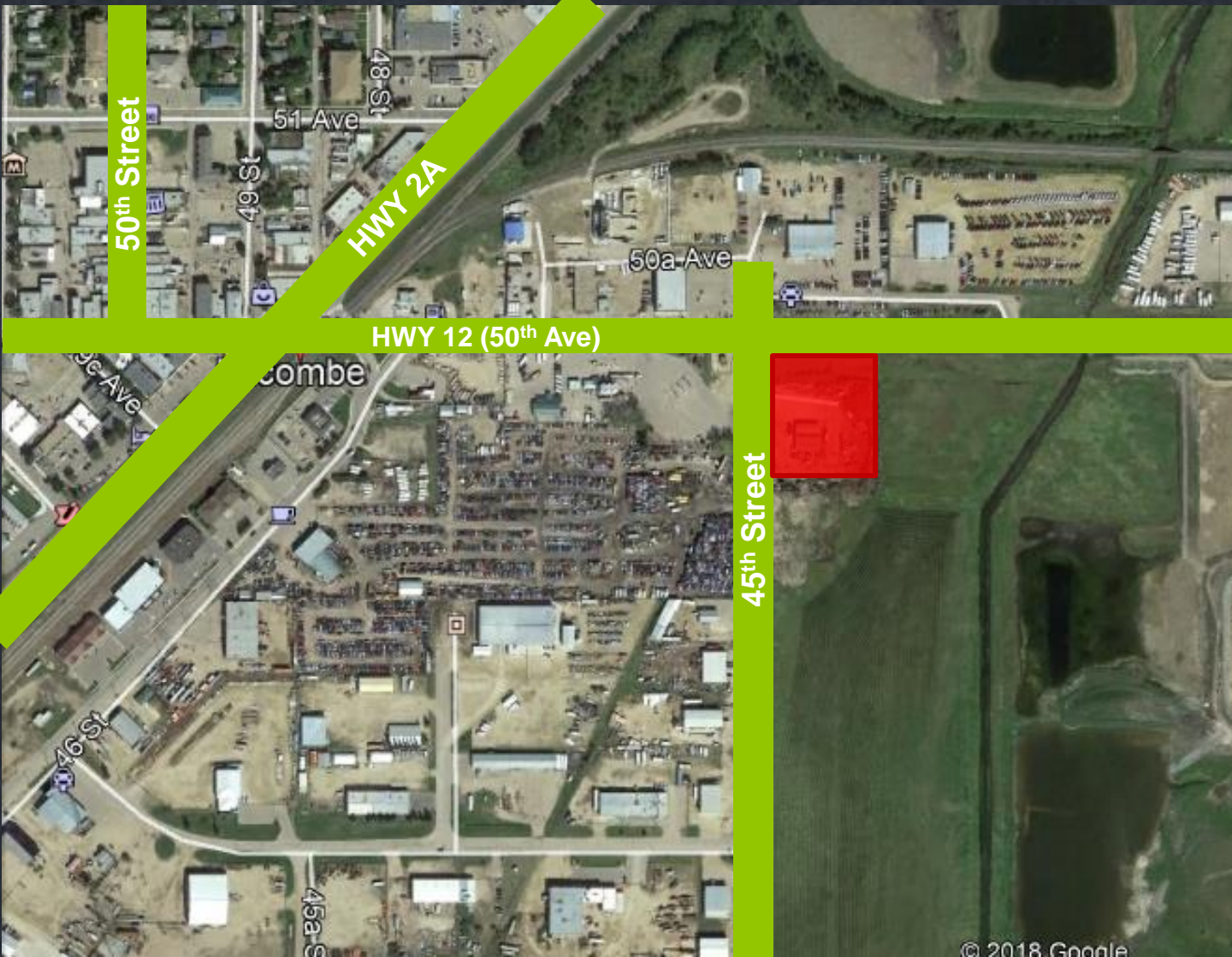


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LOCATION



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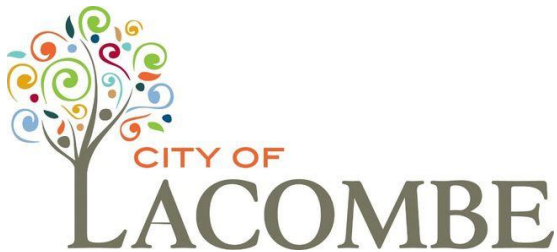
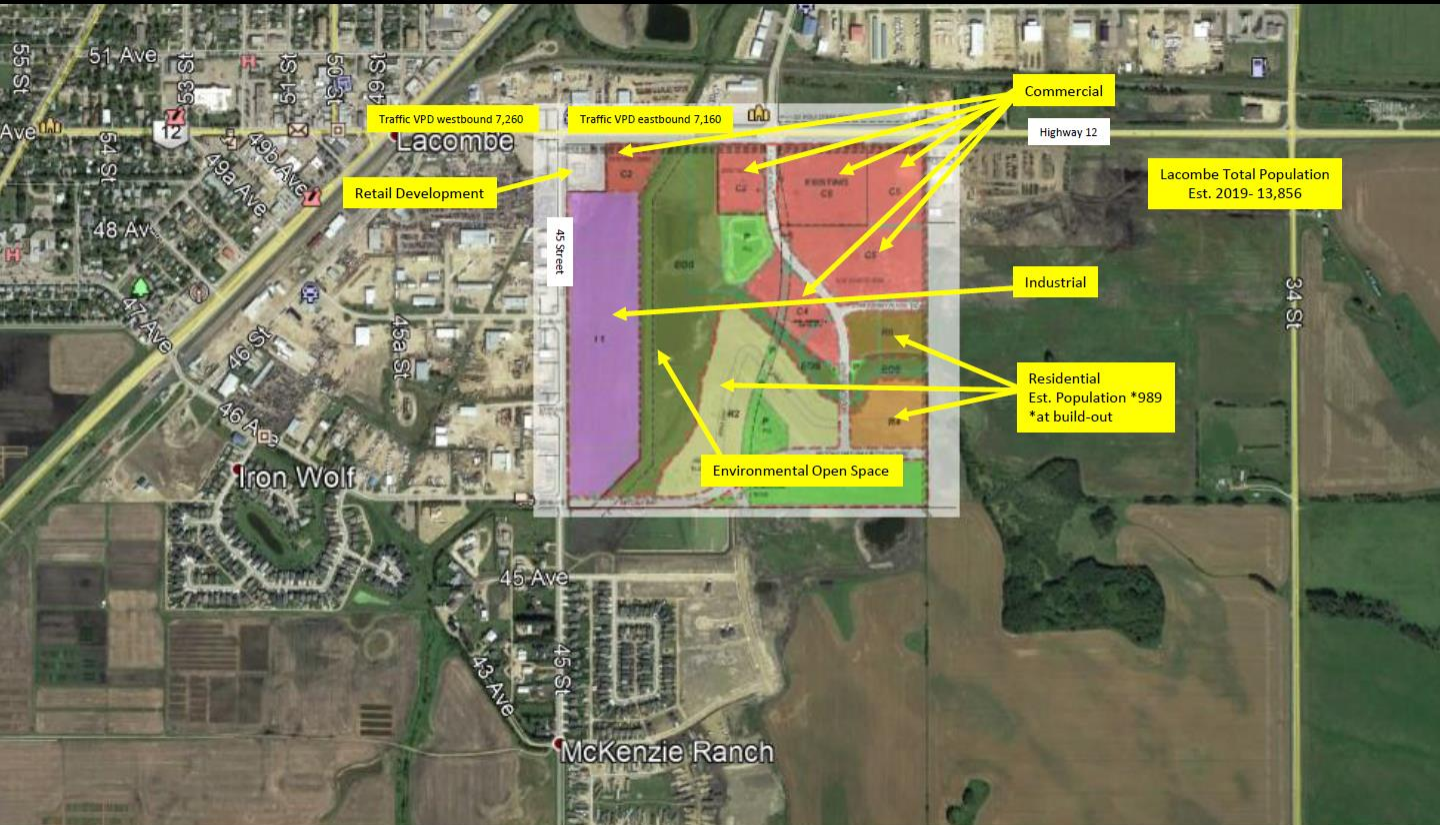


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DEVELOPMENT IN SURROUNDING



Population 13,057
25 km North of Red Deer
125 km South of Edmonton
160 km North of Calgary

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MAP



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