

FOR LEASE

3402 HIGHWAY 12
LACOMBE, AB





About the Property

Available for lease in Cornerstone Business Park, just off Highway 12 and neighboring a growing residential community, are two versatile units suited for retail, professional, or daycare use.

Unit 101 features 2,432 sq. ft. of primarily open retail space with high visibility from the highway. This unit, previously a gym and yoga studio, includes a rear storage area with a garage door for easy deliveries, an accessible washroom, and a small staff office. Recent renovations enhance its appeal, making it move-in ready for various business types.

Unit 201 offers 3,900 sq. ft. of second-floor office or professional space. It includes multiple large rooms, a spacious reception and waiting area, and several washrooms, one equipped with a shower. The Landlord is open to adding accessible entry and exit options if required.

Ideal for a daycare facility, featuring ample outdoor space for a designated play area. This location combines functionality with convenience, meeting diverse business needs.

LEGAL DESCRIPTION

Plan 1323821, Block 1, Lot 11

UNIT SIZES

Unit 101: 2,432 SF

Unit 201: 3,900 SF

LOCATION

Lacombe

ZONING

C4 - Highway Commercial District

LEASE RATES

Unit 101: \$14.00 PSF

Unit 201: \$9.00 PSF

ADDITIONAL RENT

\$5.56 SF

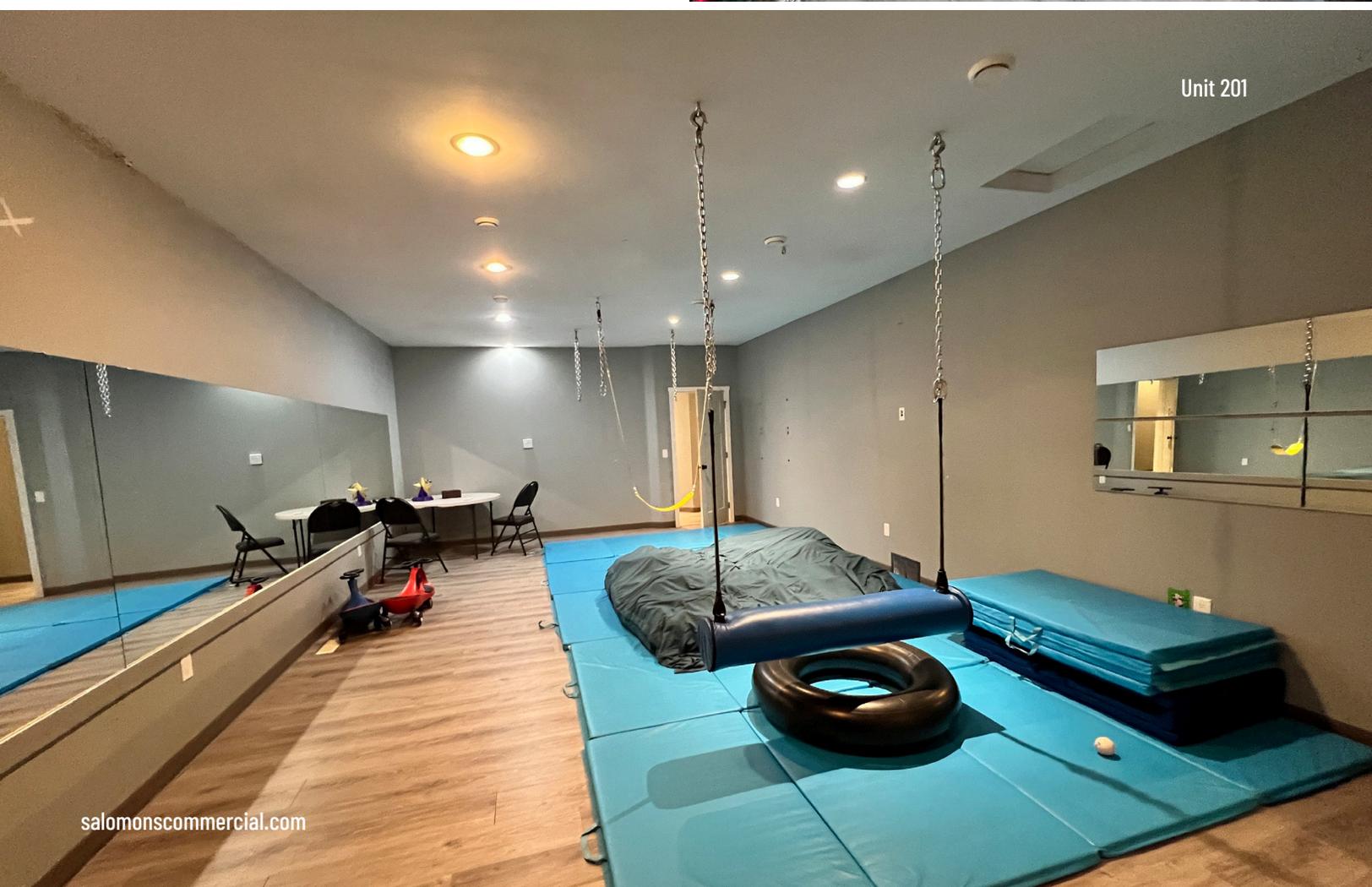
TOTAL MONTHLY RENT

Unit 101: \$3,964.16 + GST

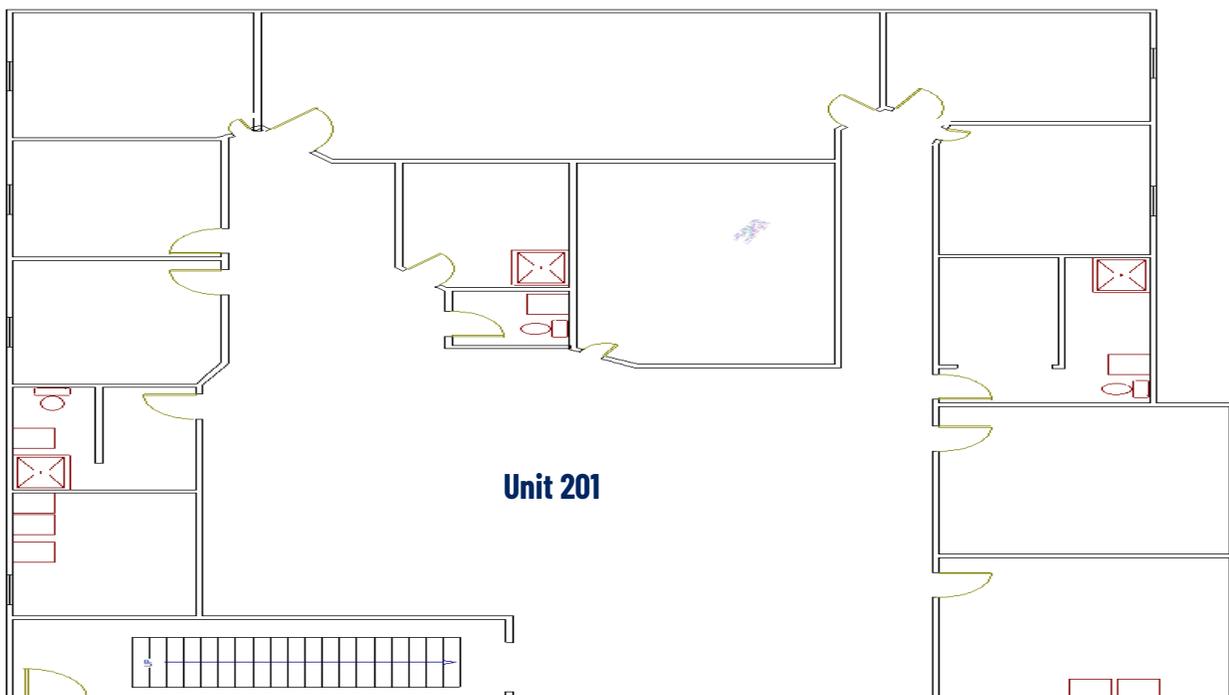
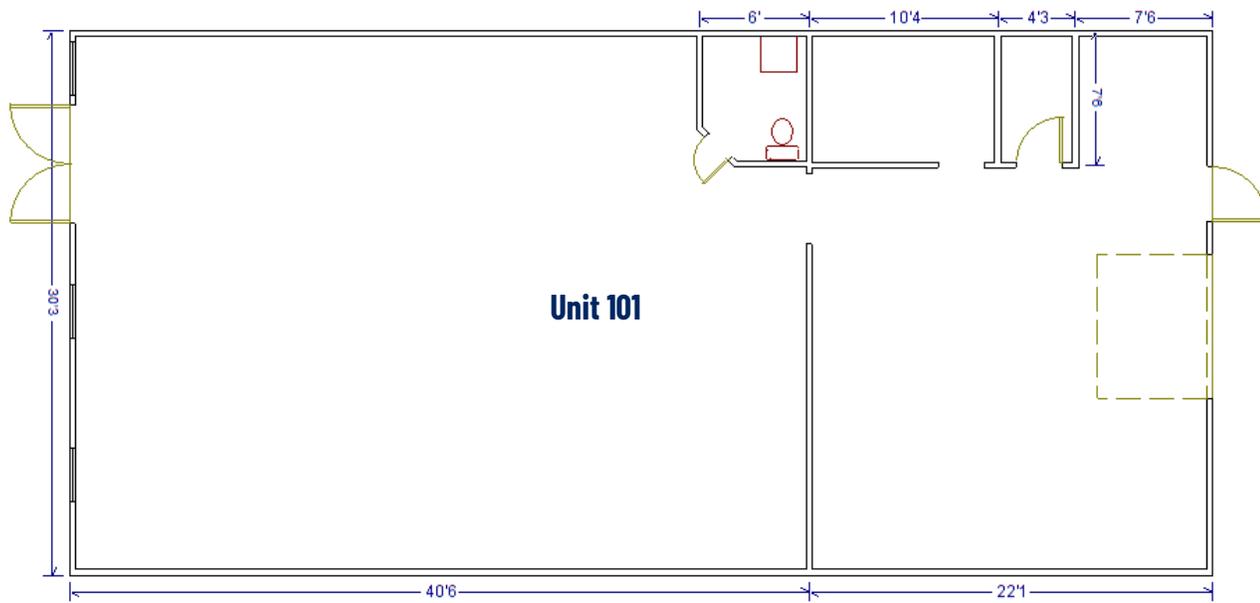
Unit 201: \$4,732.00 + GST

POSSESSION

Negotiable



Floor Plan





Lacombe



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