# \$578,120 - 112, 26103 Highway 12, Rural Lacombe County

MLS® #CA0158739

#### \$578,120

0 Bedroom, 0.00 Bathroom, Commercial on 3.88 Acres

Iron Rail Business Park, Rural Lacombe County, Alberta

3.88 acres of pre-graded, ready for pit run and gravel, industrial/commercial land located just East of Lacombe on Highway #12 at the Iron Rail Business Park. Considerable work (by an experienced road builder) has been done to prepare this particular lot for pit run and gravel. The lot was stripped to clay before it was expertly shaped and compacted. The approach was widened as well and the finishing started with fabric and pit run. It is ready for immediate construction. Underground natural gas and power can be found at the property line. There are no road bans in effect in the Iron Rail Business Park. The I-BI (Business Industrial District) zoning

opens this area up to a wide range of industrial and commercial endeavors. Have confidence

knowing that there is great value in the

additional site work and the terrific location.



MLS® # CA0158739 Price \$578,120

Bathrooms 0.00 Acres 3.88

Type Commercial

Sub-Type Industrial

Status Active







## **Community Information**

Address 112, 26103 Highway 12
Subdivision Iron Rail Business Park
City Rural Lacombe County

County Lacombe County

Province Alberta
Postal Code T4L 0H6

#### **Exterior**

Lot Description Irregular Lot

#### **Additional Information**

Date Listed March 8th, 2019

Days on Market 2430 Zoning I-BI

### **Listing Details**

Listing Office Royal LePage Lifestyles Realty

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