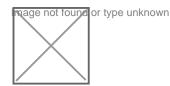


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **INDUSTRIAL FOR SALE**

Businesses and Franchises for Sale > Business for Sale



Location

Rural Lacombe County, Alberta

Listing ID: MLS ID:

27434 CA0158739

\$578,120



GREGORY PALLISTER

(403) 782-3171

Royal LePage Lifestyles Realty

**403-782-3171** 

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112, 26103 Highway 12 , Rural Lacombe County , Alberta T4L 0H6

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

2306

**Business Type** 

Industrial

Zoning

I-BI

Subdivision

Iron Rail Business Park

**Structure Type** 

None

Property Type Commercial Property Sub Type

Industrial

3.88

Legal Plan 1423957 Lot Size (Sq. Ft.) 169012 Lot Size (Acres)

Lot Features Irregular Lot Access to Property
Direct Access.Paved Road

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.

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