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Regional Contact

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INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale

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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

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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

Subdivision

2426

Business Type

Industrial

Zoning I-BI

Iron Rail Business Park

Structure Type

None

Property Type Commercial Property Sub Type

Industrial

Legal Plan

Lot Size (Sq. Ft.)

Lot Size (Acres)

1423957

169012

3.88

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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