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INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Rural Lacombe County, Alberta



Listing ID:
27434


MLS ID:
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

2306

Business Type

Industrial

Zoning

I-BI

Subdivision

Iron Rail Business Park

Structure Type

None

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1423957

Lot Size (Sq. Ft.)

169012

Lot Size (Acres)

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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