

# \$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.

## Essential Information

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	2234
Zoning	I-BI

## Listing Details

Listing Office	Royal LePage Lifestyles Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.