

# \$486,000 - 4, On Highway 12, Rural Lacombe County

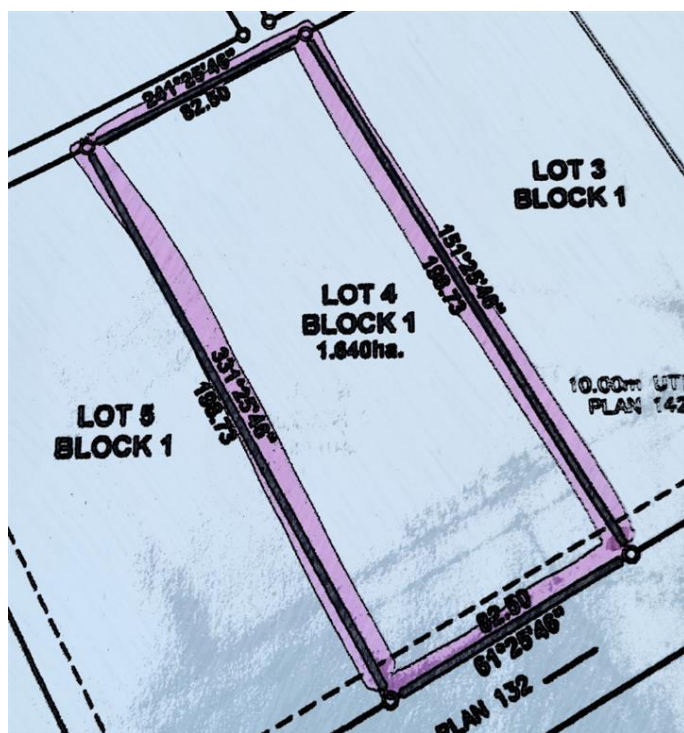
MLS® #A2204187

**\$486,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.05 Acres

Iron Rail Business Park, Rural Lacombe  
County, Alberta

4.05 ACRES - located east of Lacombe in the Iron Rail Business Park on Highway #12. Property is rough graded with black dirt removed ready for pit-run/gravel. Security fence is in place on the east side of the property. Underground power and natural gas are to the property line. Buyer will be responsible for private water well & septic system. There will be no road bans in effect in the Park. Zoning is Business Industrial District which is to provided for a broad range of commercial and industrial uses. Good location and price per acre.



## Essential Information

MLS® #	A2204187
Price	\$486,000
Bathrooms	0.00
Acres	4.05
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	4, On Highway 12
Subdivision	Iron Rail Business Park
City	Rural Lacombe County
County	Lacombe County
Province	Alberta

Postal Code           T4L 2N2

**Exterior**

Lot Description       Rectangular Lot

**Additional Information**

Date Listed           March 20th, 2025

Days on Market       50

Zoning                I-BI

**Listing Details**

Listing Office         RE/MAX real estate central alberta

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