

# \$530,000 - 9, On Highway 12, Rural Lacombe County

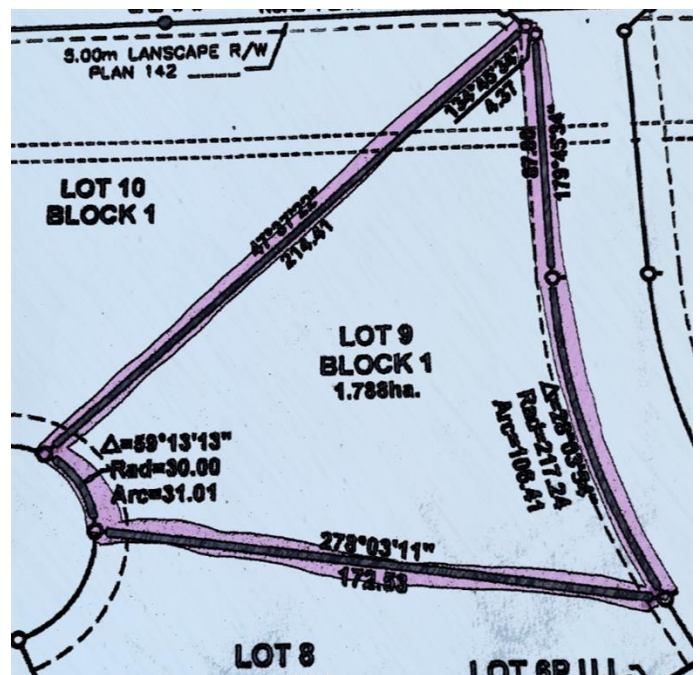
MLS® #A2204228

**\$530,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.42 Acres

Iron Rail Business Park, Rural Lacombe  
County, Alberta

4.42 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. 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. This lot has some excellent exposure from Highway #12. Good location and price per acre.



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2204228        |
| Price     | \$530,000       |
| Bathrooms | 0.00            |
| Acres     | 4.42            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 9, On Highway 12        |
| Subdivision | Iron Rail Business Park |
| City        | Rural Lacombe County    |
| County      | Lacombe County          |
| Province    | Alberta                 |
| Postal Code | T4L 2N2                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 155              |
| Zoning         | I-BI             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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