

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

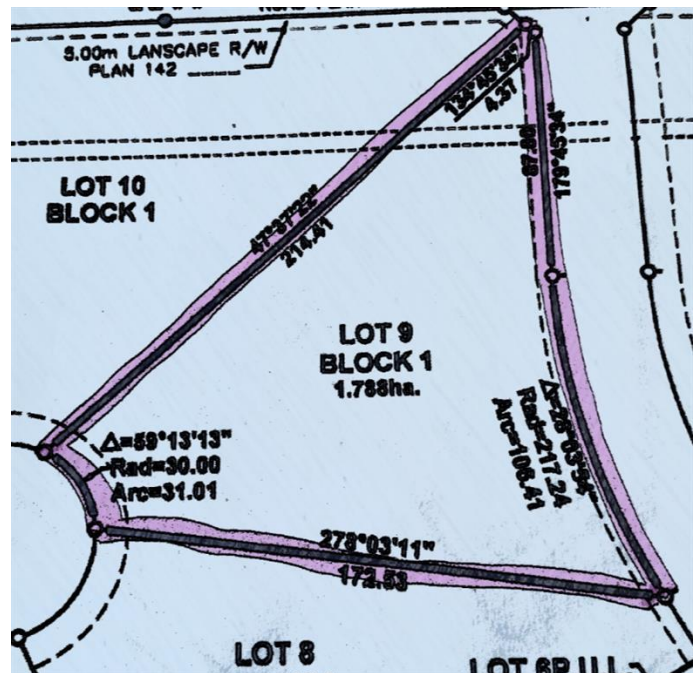
MLS® #A2204228

**\$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	171
Zoning	I-BI

## Listing Details

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

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.