

# \$434,000 - 8, On Highway 12, Rural Lacombe County

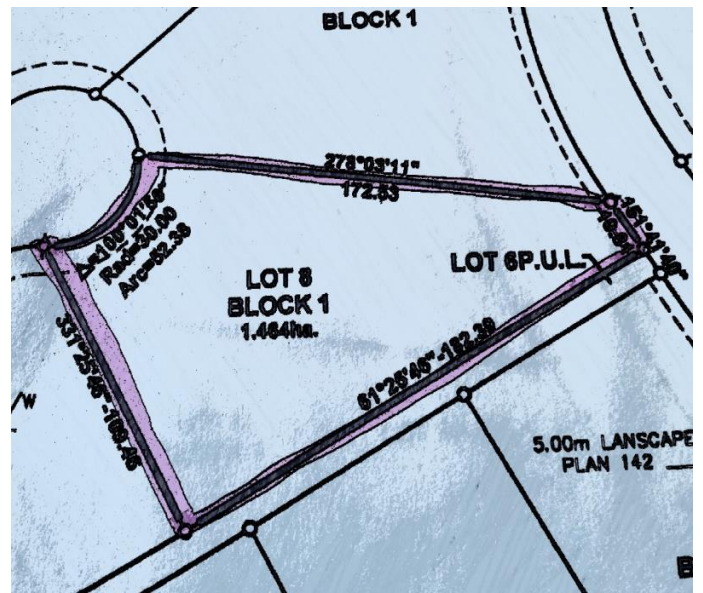
MLS® #A2204225

**\$434,000**

0 Bedroom, 0.00 Bathroom,  
Land on 3.62 Acres

Iron Rail Business Park, Rural Lacombe  
County, Alberta

3.62 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. Good location and price per acre.



## Essential Information

MLS® #	A2204225
Price	\$434,000
Bathrooms	0.00
Acres	3.62
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	8, On Highway 12
Subdivision	Iron Rail Business Park
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N2

**Exterior**

Lot Description      Pie Shaped Lot

**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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