

\$1,500,000 - 40412 271 Range Road, Rural Lacombe County

MLS® #E4409749

\$1,500,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Rural Lacombe County, AB

Opportunity to acquire 14.3 acres of highway commercial development land located at 4;27;40;26;SE Lacombe County, AB (â€œthe Subject Propertyâ€•). Approximately 1,530 ft of high visibility highway frontage make it perfect for any developer wanting exposure along a busy highway corridor (38,510 AADT). The site is fully serviced with municipal sewer and water along the property line. Highway Commercial zoning allows for a multitude of permitted uses for the property. Fully fenced and graveled site previously used for modular home sales. Easy access from the North and South off of HWY 12 overpass.



Essential Information

MLS® #	E4409749
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	40412 271 Range Road
Area	Rural Lacombe County
Subdivision	None

City	Rural Lacombe County
County	ALBERTA
Province	AB
Postal Code	T0C 0J0

Additional Information

Date Listed	October 9th, 2024
Days on Market	185
Zoning	Zone 90

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Listing information last updated on April 12th, 2025 at 4:32am MDT