

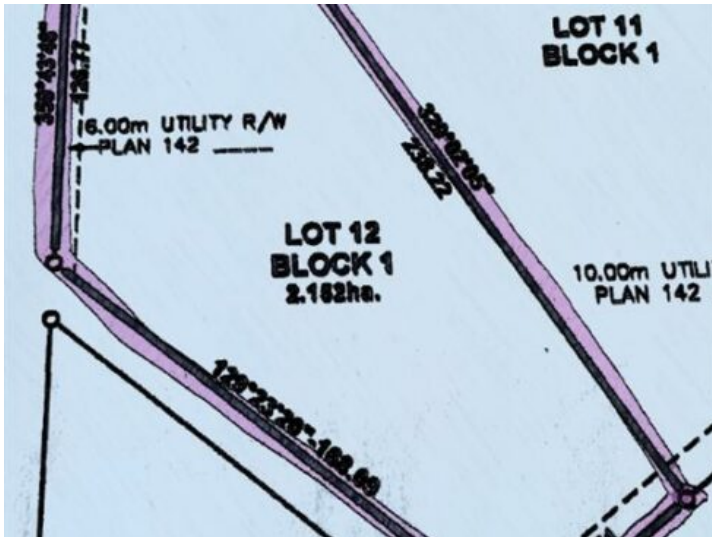


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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12, On Highway 12  
Rural Lacombe County, Alberta

MLS # A2241818



**\$691,000**

Division: Iron Rail Business Park

Lot Size: 5.32 Acres

Lot Feat: -

By Town: Lacombe

LLD: 23-40-26-W4

Zoning: I-BI

Water: None

Sewer: -

Utilities: -

5.32 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 great direct exposure to Highway #12. Good location and price per acre.