



**GRASSROOTS**  
REALTY GROUP

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**SW 28 40 26 W4 Highway 12  
Lacombe, Alberta**

**MLS # A1068693**



**\$7,995,000**

**Division:** Wolf Creek Industrial Park

**Lot Size:** 143.12 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** FD

**Water:** -

**Sewer:** -

**Utilities:** -

Prime industrial site on highway 12 on the east side of the City of Lacombe, one half mile of rail access suitable for in-out siding with multiple tracks, good access to QEII freeway via highway 12 and highway 2A, full municipal services available on 34 street on the west side of site, industrial zoning designated with a wide variety of uses including rail, outline plan approved, town planners open to a land adjustment to mixed use, multi-generational residential acreages with a business component, storm water and geotechnical planning has been completed, flat parcel of 143.12 acres without pipelines or wetland areas, seller will carry financing and will consider a joint venture