

# \$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 (the Subject Property). 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	206
Zoning	Zone 90

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Listing information last updated on May 2nd, 2025 at 11:32pm MDT