



**112, 26103 Highway 12 , Rural Lacombe County, Alberta - \$578,120**



Main Photo

## Property Description

3.88 acres of pre-graded, ready for pit run and gravel, industrial/commercial land located just East of Lacombe on Highway #12 at the Iron Rail Business Park. Considerable work (by an experienced road builder) has been done to prepare this particular lot for pit run and gravel. The lot was stripped to clay before it was expertly shaped and compacted. The approach was widened as well and the finishing started with fabric and pit run. It is ready for immediate construction. Underground natural gas and power can be found at the property line. There are no road bans in effect in the Iron Rail Business Park. The I-BI (Business Industrial District) zoning opens this area up to a wide range of industrial and commercial endeavors. Have confidence knowing that there is great value in the additional site work and the terrific

location.

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