

\$1,200,000 - 40412 271 Range Road, Rural Lacombe County

MLS® #E4409749

\$1,200,000

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

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|-----------|-----------------|
| MLS® # | E4409749 |
| Price | \$1,200,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 40412 271 Range Road |
| Area | Rural Lacombe County |
| Subdivision | None |



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

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 9th, 2024 |
| Days on Market | 297 |
| Zoning | Zone 90 |

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Listing information last updated on August 2nd, 2025 at 5:02am MDT