

# \$775,000 - 40412 Range Road 271, Rural Lacombe County

MLS® #A1143131

## \$775,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 14 Acres

NONE, Rural Lacombe County, Alberta

13.70 ACRES - of Highway Commercial land located just north of the Highway #2 & #12 overpass at Lacombe. Property has excellent exposure to Highway #2 with over 60,000 vehicles a day passing by. Private well & two septic systems with holding tanks, power & natural gas service at the property. Property is perimeter chain link fenced with 2 large rolling chain link gates. Buyer will be responsible for water/sewer hook-up to the County System when available. Ideal for RV Storage or a Sales Site. Presently leased for \$5,000.00 per month plus triple net until Nov. 2020. Buyer's will be responsible for signing an Agreement with Lacombe County for water/sewer services plus all related costs.



## Essential Information

MLS® #	A1143131
Price	\$775,000
Bathrooms	0.00
Acres	14.00
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	40412 Range Road 271
Subdivision	NONE
City	Rural Lacombe County

County	Lacombe County
Province	Alberta
Postal Code	T4L 1N1

### **Additional Information**

Date Listed	August 31st, 2021
Days on Market	90
Zoning	C-HC

### **Listing Details**

Listing Office	Courtesy Of RE/MAX real estate central alberta - Lacombe
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