

\$950,000 - 40412 Range Road 271, Rural Lacombe County

MLS® #CA0191676

\$950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 14 Acres

N/A, 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.



Essential Information

MLS® #	CA0191676
Price	\$950,000
Bathrooms	0.00
Acres	14.00
Type	Commercial
Sub-Type	Land
Status	Active

Community Information

Address	40412 Range Road 271
Subdivision	N/A
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 1N1

Exterior

Lot Description Standard Shaped Lot

Additional Information

Days on Market 180

Zoning C-HC

Listing Details

Listing Office RE/MAX real estate central alberta - Lacombe

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