

# \$2,750,000 - 26103 40 Highway 12, Rural Lacombe County

MLS® #A1225293

**\$2,750,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.16 Acres

Iron Rail Business Park, Rural Lacombe  
County, Alberta

This property has a TON of potential. All 10 bays are currently Leased!!! The yard has one fully fenced compound and the remainder of the yard is fenced but not enclosed. The lot to the north is currently used by the tenants but has enough area for another building with the same foot print. All the the bays have a 16' wide x 18' tall overhead door in the rear of the building, a man door in the rear of the bay along with a with a bathroom.

Built in 2016

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A1225293    |
| Price      | \$2,750,000 |
| Bathrooms  | 0.00        |
| Acres      | 4.16        |
| Year Built | 2016        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 26103 40 Highway 12     |
| Subdivision | Iron Rail Business Park |
| City        | Rural Lacombe County    |
| County      | Lacombe County          |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4L 0H6 |

### **Interior**

|         |                                  |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | None                             |

### **Exterior**

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2022 |
| Days on Market | 1040           |
| Zoning         | I-BI           |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Royal LePage Lifestyles Realty |
|----------------|--------------------------------|

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