

FOR SALE

PRENTISS LAND
LACOMBE COUNTY, AB

Red Deer

Blackfalds

CN Rail

Township Road 394

Range Road 261



About the Property

This 30.69-acre parcel, located at the intersection of Range Road 261 and Township Road 394 in Lacombe County, offers significant potential for industrial development. While currently zoned for agriculture, there is potential to rezone the property to industrial, expanding its range of uses.

Ideally positioned, the land is 11 km from Blackfalds, 15 km from Lacombe, and 28 km from Red Deer, with easy access to major transportation routes, including QEII, Highway 2A, and secondary highways.

A key feature is the CN Rail line that runs through the property, with a spur line and switches at both ends, offering the potential for future expansion. Utilities such as gas and power are at the property line, with upgraded power available just ½ mile away. Proximity to industrial hubs, including the MEGlobal and Nova Chemicals plants, enhances this land's appeal for a variety of industrial uses.

LEGAL DESCRIPTION

Plan 0023356, Block 1, Lot 1

PARCEL SIZE

30.69 Acres

LOCATION

Lacombe County

ZONING

Agriculture (*potential to rezone to Industrial*)

SALE PRICE

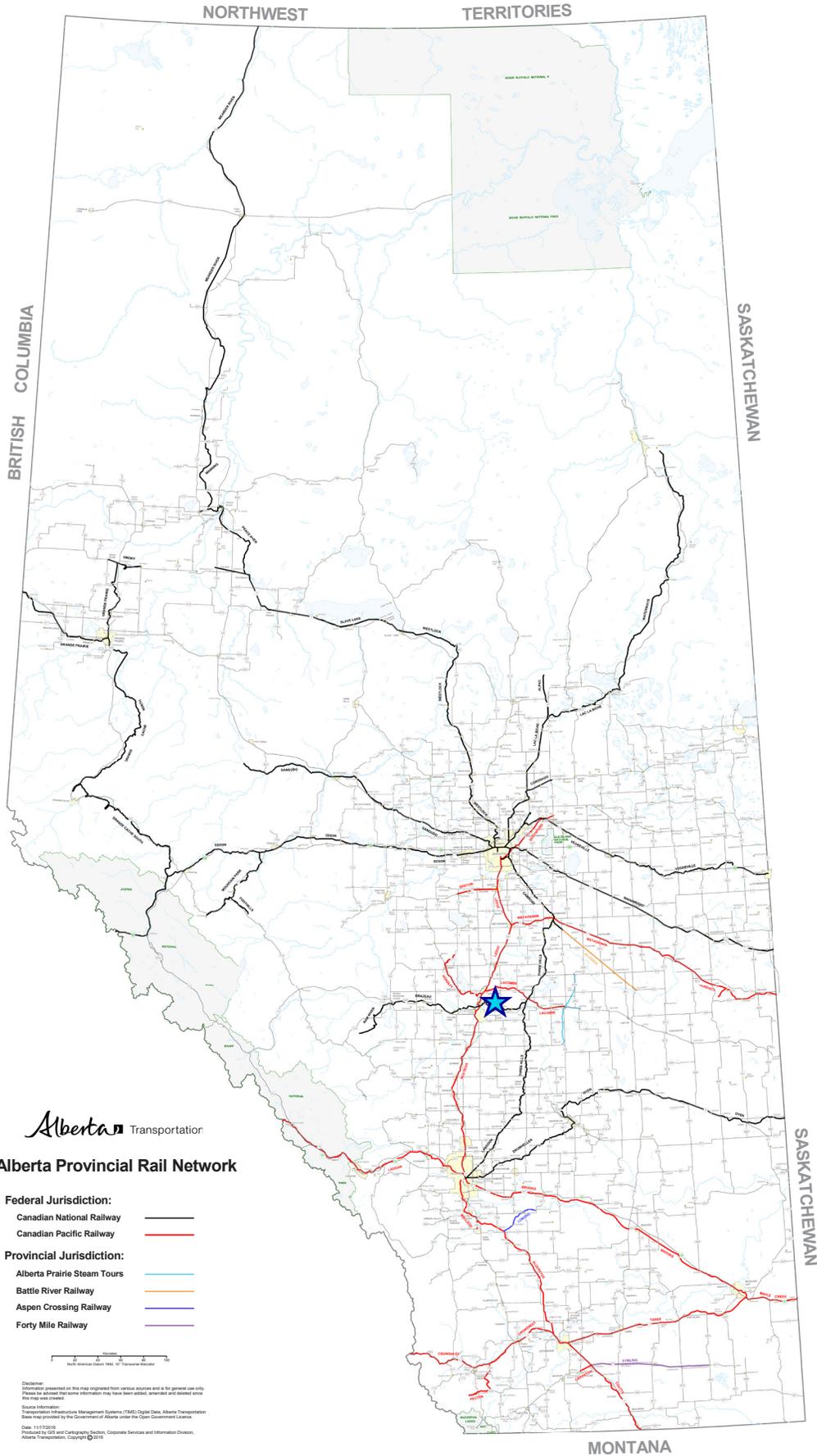
\$1,200,000

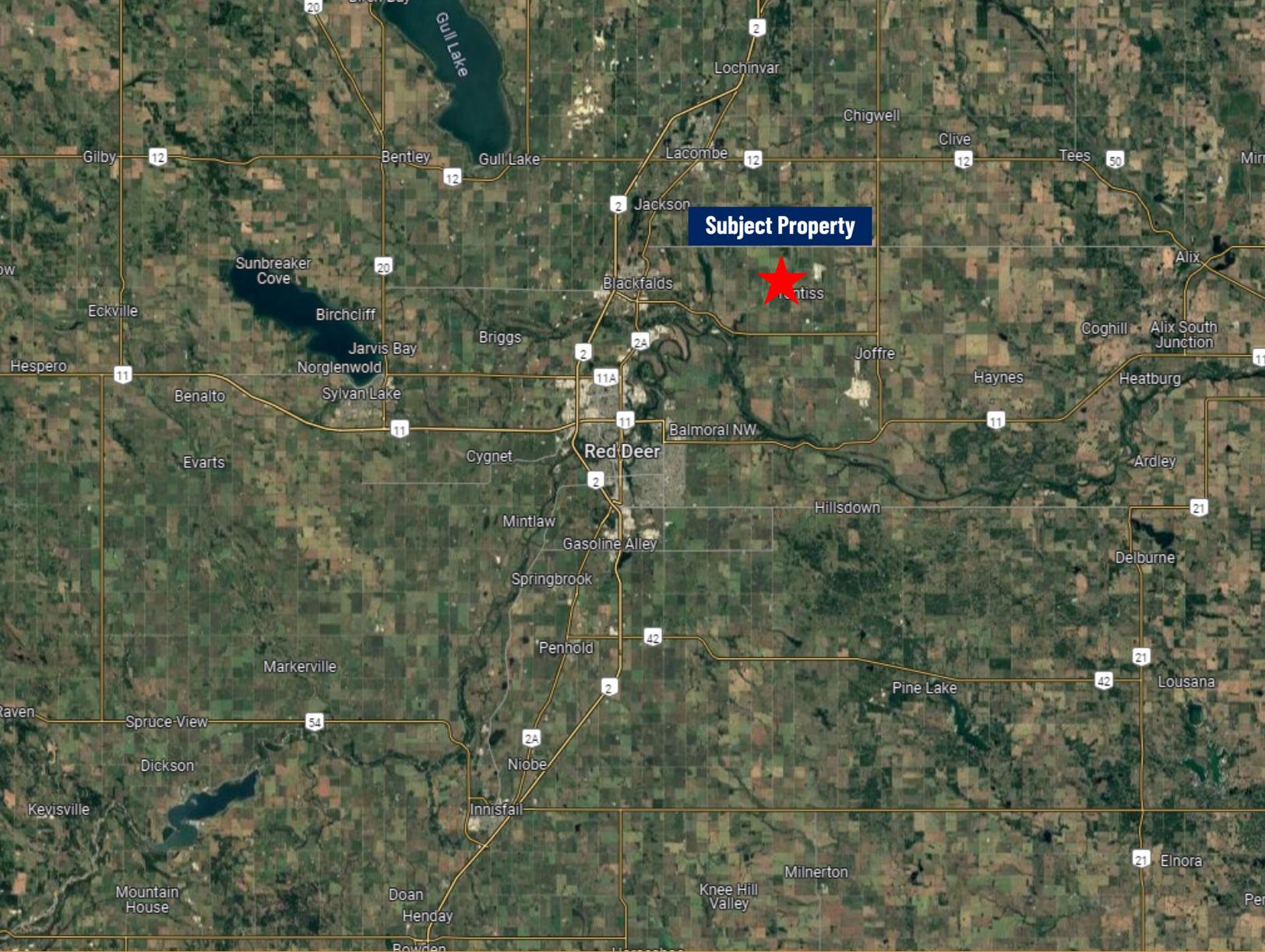
PROPERTY TAXES

\$27.00 (2024)

POSSESSION

Immediate





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