

**FOR SALE** 



NAI COMMERCIAL REAL ESTATE INC. 4601 99 STREET NW. EDMONTON AB, T6E 4Y1



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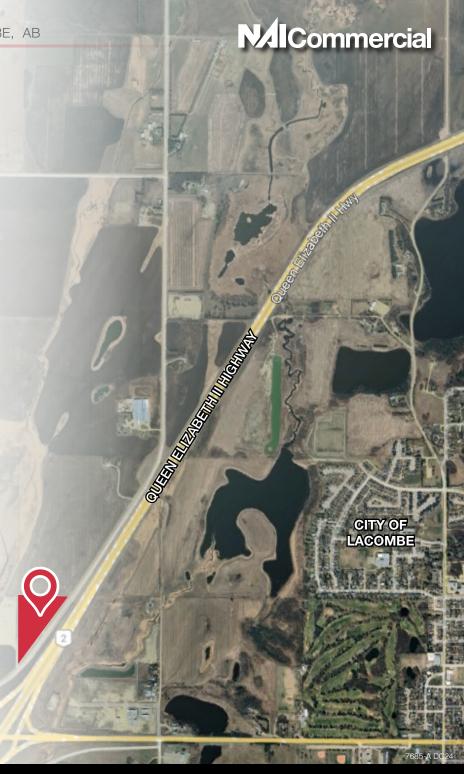


FOR SALE

NAI Commercial is pleased to present for sale an 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

14.3 ACRES OF HIGHWAY COMMERCIAL DISTRICT ALLOWS FOR ALL COMMERCIAL ZONINGS



## **Additional Information**

TOTAL SITE SIZE 14.13 acres±

LEGAL DESCRIPTION PLAN 9920634 - 4-27-40-26 SE

ZONING C-HC Highway Commercial District

PROPERTY TAXES \$7,275.50 (2024)

SALE PRICE \$1,500,000 **\$1,200,000 (\$85,000/AC)** 







## Lacombe Highway Commercial

## **M**ICommercial

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