

**PRICE REDUCED!**

~~\$1.5M~~ NOW \$1.2M  
(\$85,000/AC)

# Lacombe Highway Commercial

14.13 ACRES OF HIGHWAY COMMERCIAL DEVELOPMENT

4-27-40-26 SE, LACOMBE, AB

**FOR SALE**



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



780 436 7410



NAI EDMONTON.COM

DEREK CLAFFEY

Senior Associate

780 868 4636

dclaffey@naiedmonton.com

MAT HEHR

Associate

587 635 2485

mhehr@naiedmonton.com

**NAI**Commercial



## Opportunity

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



12

2

QUEEN ELIZABETH II HIGHWAY

Queen Elizabeth II Hwy

CITY OF  
LACOMBE



## 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 <b>\$1,200,000 (\$85,000/AC)</b>





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**NAI Commercial**

📍 4601 - 99 Street NW, Edmonton, AB T6E 4Y1

📞 780 - 436 - 7410

💻 [www.naiedmonton.com](http://www.naiedmonton.com)

HIGHWAY COMMERCIAL DISTRICT

Highway 2

**DEREK CLAFFEY**  
Senior Associate  
780 868 4636  
[dclaffey@naiedmonton.com](mailto:dclaffey@naiedmonton.com)

**MAT HEHR**  
Associate  
587 635 2485  
[mhehr@naiedmonton.com](mailto:mhehr@naiedmonton.com)