

# \$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	1049
Zoning	I-BI

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.