



QUEEN ELIZABETH II HIGHWAY

Lacombe Development Land

93.52 ACRES± FUTURE DEVELOPMENT

4-27-40-36 NE, LACOMBE, AB

FOR SALE



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



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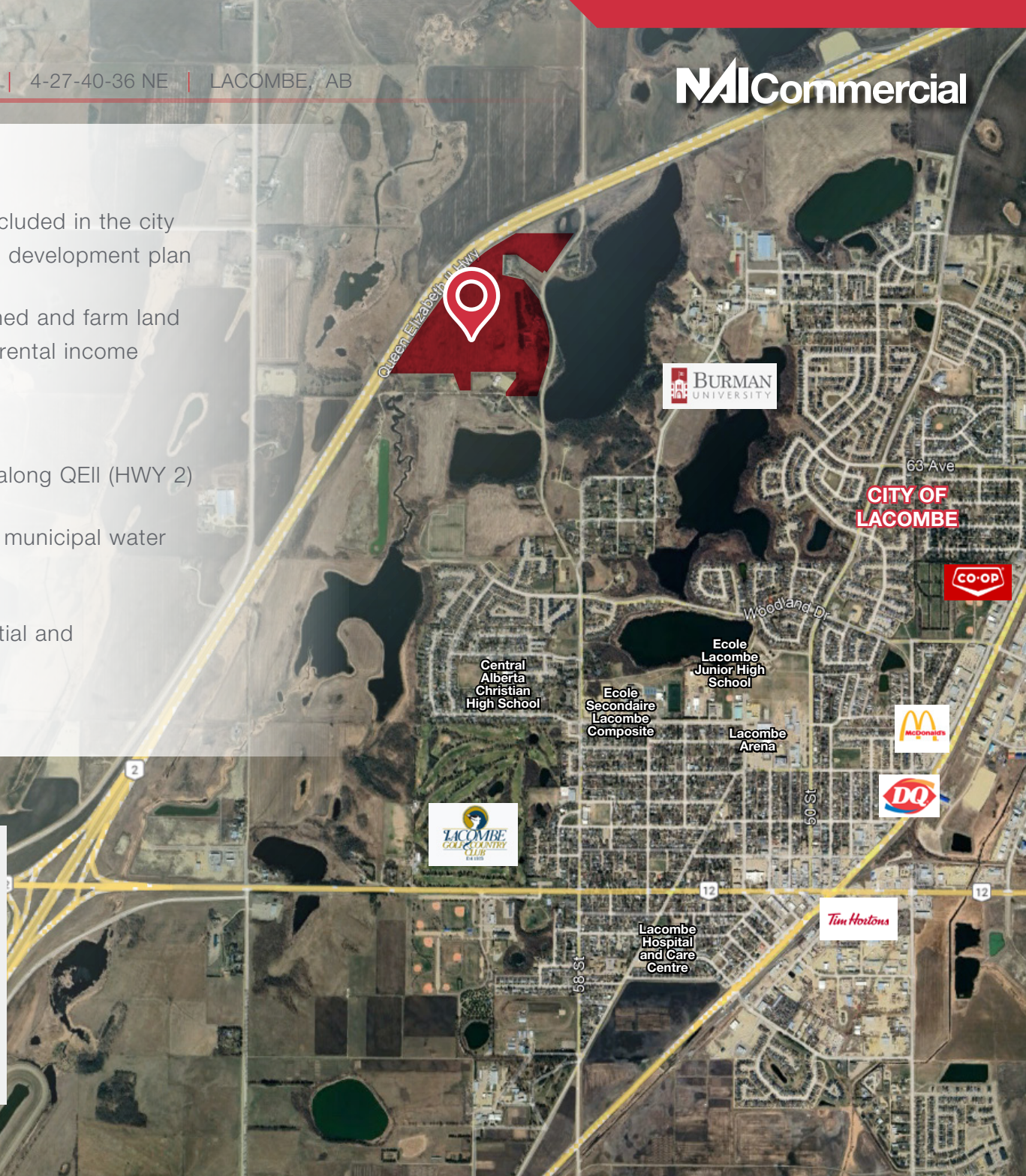
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Property Highlights

- 93.52 acres± of future development land included in the city of Lacombe/Lacombe County inter municipal development plan
- Property has two shops, a house, trailer, shed and farm land currently generating \$61,356 per annum in rental income
- All buildings being sold as is
- Approximately 1.2km of highway exposure along QEII (HWY 2)
- Power and gas on site with future plans for municipal water and sewer
- Future zoning includes: school site, residential and commercial uses



LOCATION	TRAVEL TIMES
Blackfalds	14 min drive/13.2 km
Red Deer	28 min drive/31.6 km
Leduc	55 min drive/94.1 km
Edmonton	1 hr 19 min drive/125 km
Calgary	1 hr 49 min drive/187 km

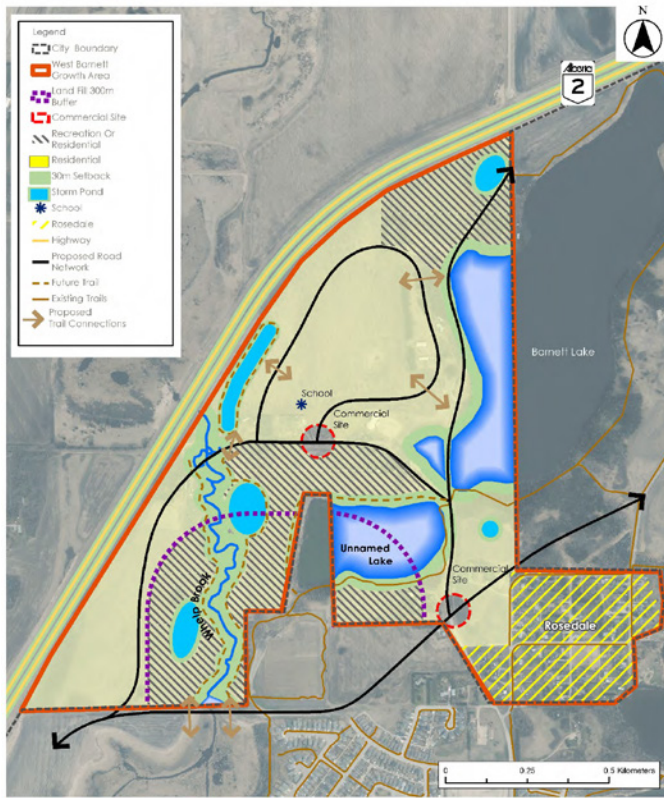
Additional Information

TOTAL SITE SIZE	93.52 acres±
LEGAL DESCRIPTION	Plan 9524697, Block 1, Lot 3
ZONING	AG
PROPERTY TAXES	\$4,328.55 (2024)
SALE PRICE	\$3,700,000

CITY OF LACOMBE/LACOMBE COUNTY INTERMUNICIPAL DEVELOPMENT PLAN

POLICY FRAMEWORK

Map 12 - West Barnett Growth Area Land Use Concept



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