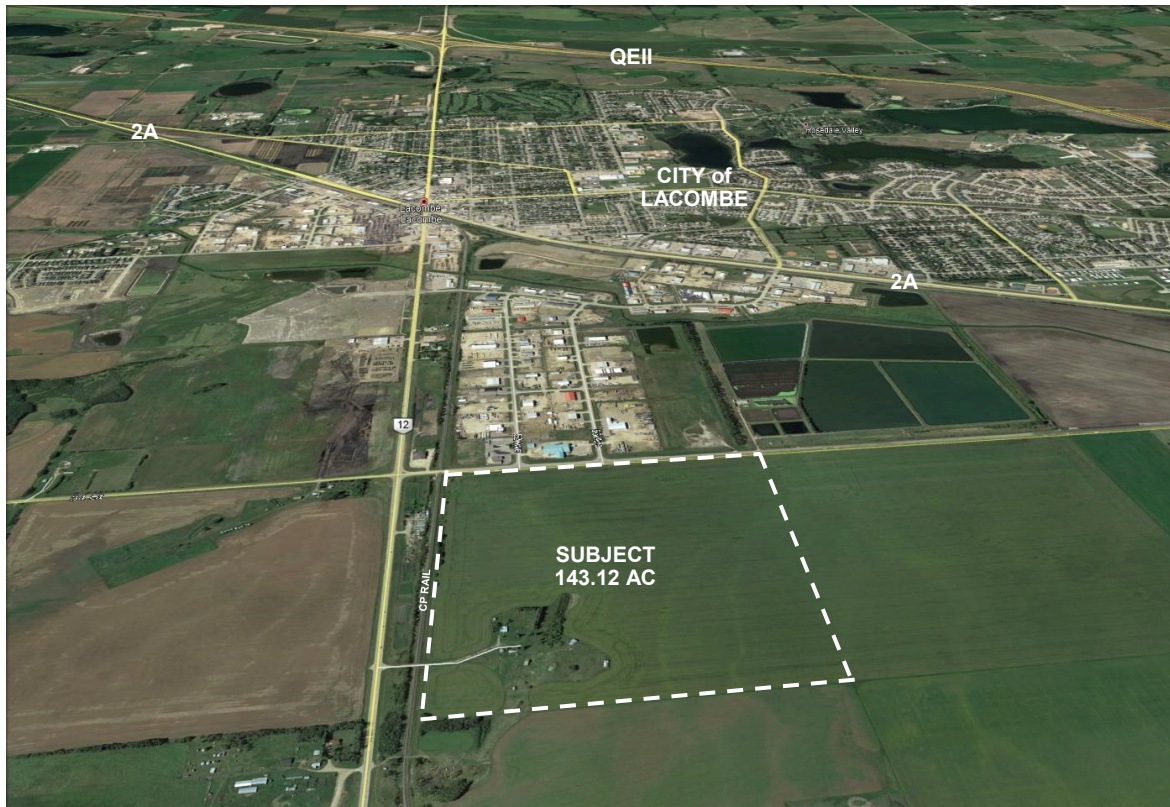


# INDUSTRIAL LAND on RAIL LACOMBE, ALBERTA

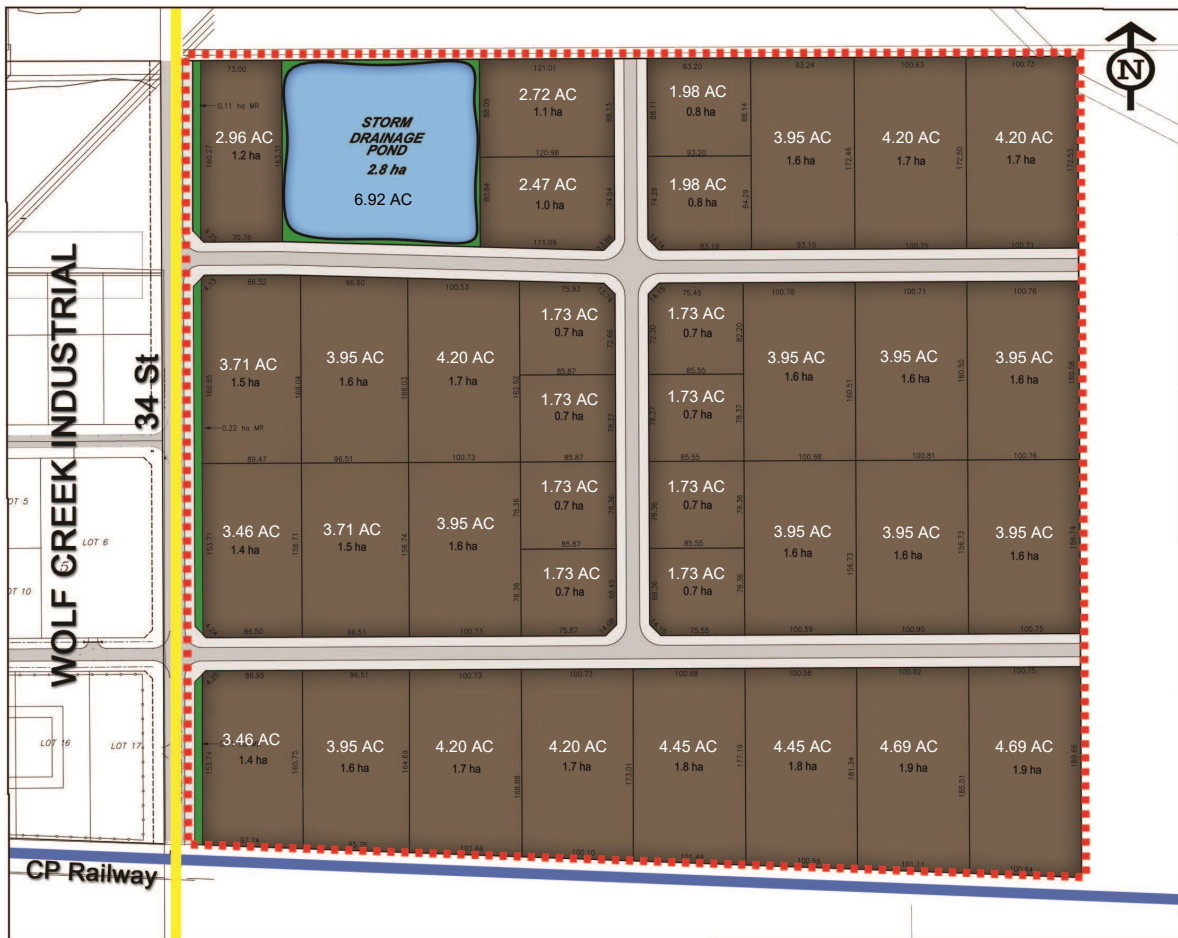


- prime 143.12 acre site on highway 12 on the east side of the City of Lacombe
- one half mile of rail access suitable for in-out siding with multiple tracks
- good access to QEII freeway via highway 12 and highway 2A
- full municipal services available on 34 street on the west side of site
- industrial zoning designated with a wide variety of uses including rail
- outline plan: <https://files.acrobat.com/a/preview/fb5c8c88-cbbd-4c54-aefe-3cabe5215b4c>
- city planners open to land use that accommodates multi-generational residential acreages with a business component
- storm water and geotechnical planning has been completed
- flat parcel without pipelines or wetland areas
- seller will carry financing and will consider a joint venture
- price: \$7,995,000 (\$55,865 per acre)

# INDUSTRIAL LAND on RAIL LACOMBE, ALBERTA



# INDUSTRIAL LAND on RAIL LACOMBE, ALBERTA



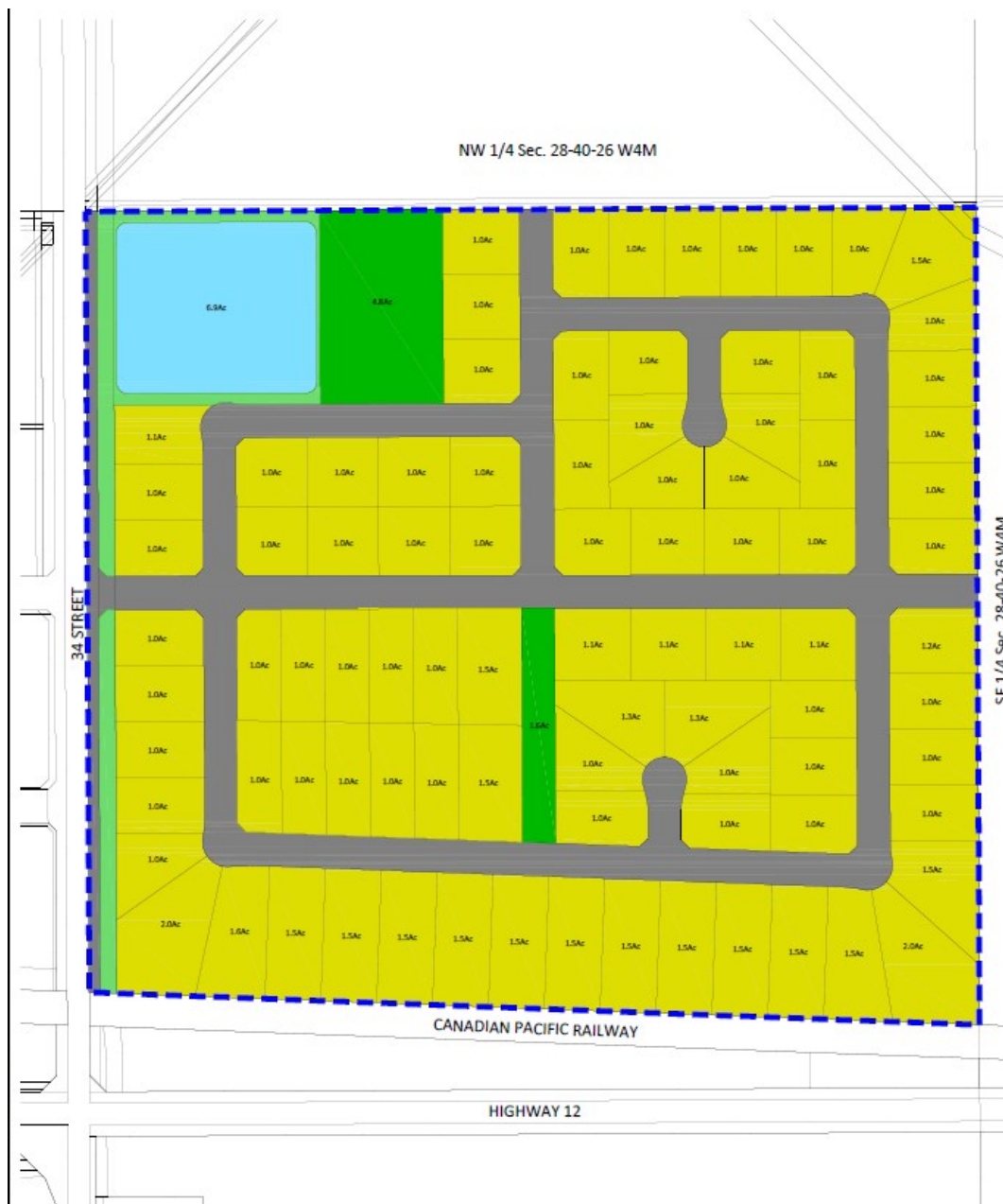
\* The lots shown on this plan are conceptual and subject to change when actual development proceeds.

## LEGEND

- - - - - ASP Boundary
- Light Industrial
- Municipal Reserve (MR)
- Stormwater Management Facility
- Roadway
- Railway

# INDUSTRIAL LAND on RAIL LACOMBE, ALBERTA

## ALTERNATE RESIDENTIAL/BUSINESS ZONING



# INDUSTRIAL LAND on RAIL LACOMBE, ALBERTA



# INDUSTRIAL LAND on RAIL LACOMBE, ALBERTA

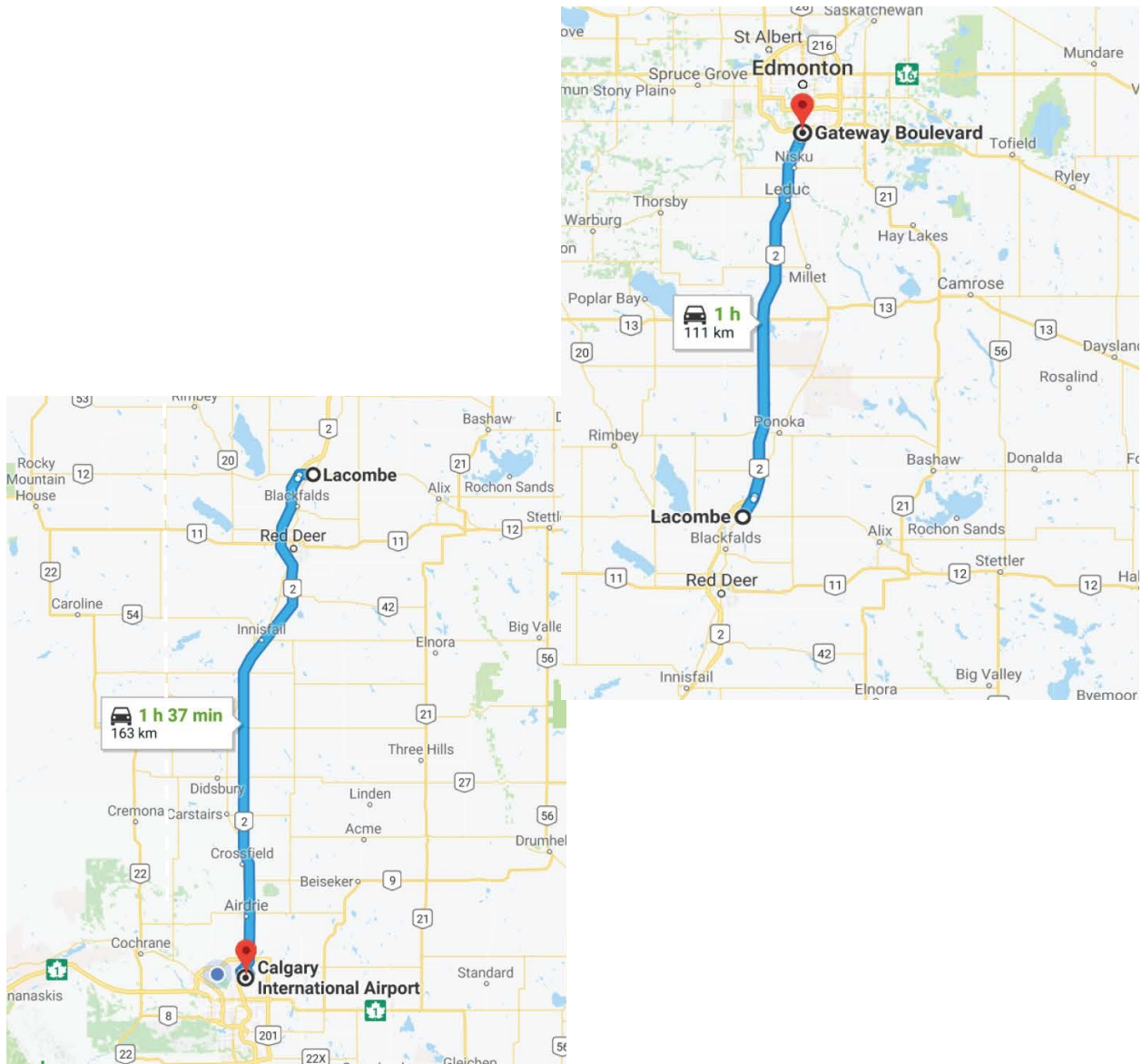


## Legal Description

Plan 9823616, B1, L2

**HOUSTON** REALTY

# INDUSTRIAL LAND on RAIL LACOMBE, ALBERTA



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**HOUSTON REALTY**