

FOR SALE

27211 HIGHWAY 12
LACOMBE COUNTY, AB



57, 27211 Highway 12
3.04 Acres

49, 27211 Highway 12
5.26 Acres

About the Property

Parcel 1: 3.04 Acres (Lot 16)

Located in the thriving Wild Rose Commercial Park, this 3.04-acre parcel is positioned just off Highway 12. The land is stripped and ready for site improvements, with services including underground power, natural gas, City water and sewer, and paved roads all available to the property line. Immediate possession ensures you can begin development without delay.

Parcel 2: 5.26 Acres (Lot 17)

Adjacent to the first, this 5.26-acre parcel offers the same convenient location and readiness for site improvements. Fully serviced with underground power, natural gas, City water and sewer, and paved roads, this lot is equally prepared for immediate development.

These parcels can be purchased separately or together, providing flexibility for various development needs. The Wild Rose Commercial Park hosts notable businesses such as Penner Farm Services, Premium Built Structures, Fraserway RV Lacombe, and Schippers Canada. With quick access to the QEII Highway and proximity to Lacombe, these parcels offer prime opportunities for commercial development.

LEGAL DESCRIPTION

Plan 1023182, Block 1, Lots 16 - 17

LOT SIZES

Lot 16: 3.04 Acres
Lot 17: 5.26 Acres
Combined: 8.30 Acres

LOCATION

Lacombe County

ZONING

C-HC - Highway Commercial

SALE PRICE

Lot 16: \$456,000
Lot 17: \$789,000
Combined: \$1,245,000

PROPERTY TAXES (2024)

Lot 16: \$4,145
Lot 17: \$6,331

POSSESSION

Immediate

Site Plan



Red Deer

Blackfalds

Lacombe



QUEEN ELIZABETH II HIGHWAY

HIGHWAY 12

SUBJECT PROPERTY



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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7
www.salomonscommercial.com

Max Field
Listing Agent
403.314.6186
max@salomonscommercial.com

Brett Salomons
Partner
403.314.6187
brett@salomonscommercial.com

Kelly Babcock
Partner/Broker
403.314.6188
kelly@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Mike Williamson
Associate
403.314.6189
mike@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com

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