





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

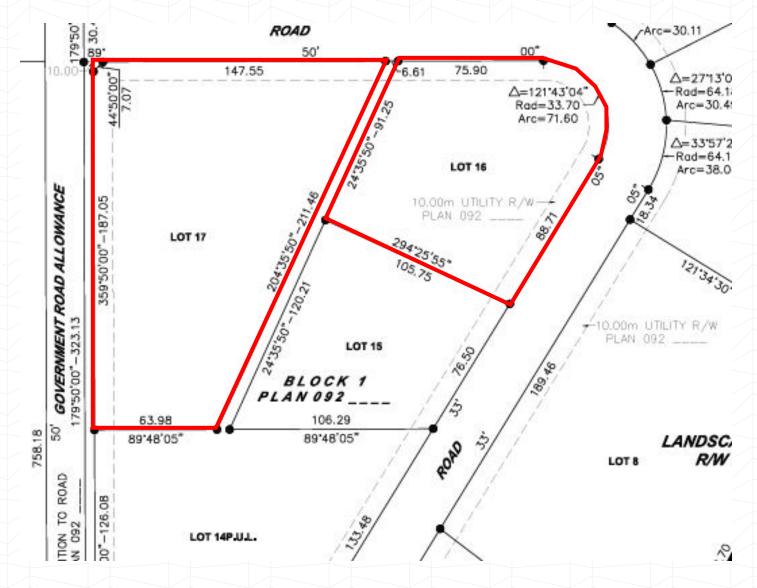
PROPERTY TAXES (2024)

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

POSSESSION

Immediate

Site Plan









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