

# \$1,700,000 - 40407 Range Road 254, Rural Lacombe County

MLS® #A2121655

**\$1,700,000**

2 Bedroom, 2.00 Bathroom, 1,209 sqft  
Agri-Business on 4.99 Acres

NONE, Rural Lacombe County, Alberta

This 4.99 +/- acre property is the perfect setup to run your business. Live and work on the same property ideally located just a 7-minute drive to Lacombe and east on Highway 12. The 11,400 sqft shop is ready to expand your business, built in 2014 by Eagle Builders. The shop is split into a 9000 sqft shop with precast insulated wall panels, overhead radiant heaters & 22 ft ceilings, 70 x 100 shop area, 20 x 100 parts room including hydraulic manufacturing and tire service bay, 2 40 ft split overhead sunshine doors with openers and remotes, 2 18 x 18 overheads, 1 12 x 14 overhead mezzanine parts room, heavy spec 8-inch reinforced concrete floors capable of extreme heavy equipment capacities, in-floor graded drainage system, external concrete aprons at each overhead door extending 30 ft beyond each door, custom stainless steel wash station, LED lighting throughout, 4000 gal holding tank and variable rate pump and screw compressor and air-drying system plumbed throughout entirety of shop. The 2,400 sq ft +/- Office area includes 1 reception area, 5 offices and large lunchroom, infrared heat, forced air and air conditioning throughout the office. Other outbuildings include a 1664 Sq ft +/- Hip Roof Barn with mezzanine, power, container well, softener, 2024 pressure tank system, Well & Pump house with 14x14 door and a 40'x60' +/- Quonset with 14' door, insulation & heat (unit heater).



The SIR mobile home is 1290 +/- sqft with 2 bedroom+ den, 2 baths with a great deck for family BBQs. Additionally, the acreage is surrounded by 155.92 acres of farmland that could be bought and combination with the property, each with their own title. This acreage is move in ready and waiting.

### **Essential Information**

MLS® #	A2121655
Price	\$1,700,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,209
Acres	4.99
Type	Agri-Business
Sub-Type	Agriculture
Style	Mobile
Status	Active

### **Community Information**

Address	40407 Range Road 254
Subdivision	NONE
City	Rural Lacombe County
County	Lacombe County
Province	Alberta
Postal Code	T4L 2N4

### **Amenities**

Parking	Gravel Driveway, Open
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### **Interior**

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

### **Exterior**

Roof Asphalt Shingle

### **Additional Information**

Date Listed April 22nd, 2024

Days on Market 350

Zoning AG

### **Listing Details**

Listing Office RE/MAX real estate central alberta

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