

FOR SALE

40412 RGE ROAD EXT 271
LACOMBE COUNTY, AB



SALOMONS
COMMERCIAL

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40412 Range Road Ext. 271

About the Property

This is a nicely situated 13.70 acres of Highway Commercial District (C-HC) zoned land located along the QEII Highway in Lacombe County, with extensive development potential. The site features approximately 1,500 feet of frontage along Highway QE2, with an average of over 40,000 vehicles passing daily (2024 AADT).

The Seller has already covered the cost of bringing in the municipal water and sewer to the property line, making it now fully serviced! The site is completely fenced around the perimeter, plus some interior fencing, has multiple gates, and some site work has been completed in the south portion as it was previously used for modular home sales.

C-HC zoning permits an expansive list of commercial, recreational, and highway-oriented uses, including gas bars, automotive services, truck stop, eating and drinking establishments, warehousing, equipment sales, offices, campground and more. Discretionary uses such as cannabis retail, recreation and entertainment facilities are also possible.

This is a prime location for developers looking for serviced land with maximum visibility along a key Central Alberta corridor.

LEGAL DESCRIPTION

4; 27; 40; 26; SE

SITE SIZE

13.70 Acres

LOCATION

Lacombe County

ZONING

C-HC Highway Commercial District

PROPERTY TAXES (2025)

\$6,941.56

SALE PRICE

\$1,199,000

POSSESSION

Immediate



40412 Range Road Ext. 271



Highway Commercial District (C-HC)

PURPOSE

The purpose of the Highway Commercial 'C-HC' District is to accommodate a diversity of commercial, recreation and tourist uses largely intended for highway travellers.

Permitted	Discretionary
Accessory building and use	Automotive, equipment and vehicle services
Accommodation and convention services	Campground, intermediate
Agri-commercial	Cannabis retail
Alternative energy, personal	Care centre
Animal grooming facility	Entertainment facility
Automotive gas bar	Mobile Vendor
Automotive service station	Modular and/or mobile home sales
Campground, minor	Public use
Commercial school	Public utility building
Custom manufacturing	Racing entertainment centre facility on the lands legally described as Block 1 Plan 992 0636, Pt. SW 23-4027-W4M
Eating and drinking establishment	Recreation facilities, indoor
Farm machinery and equipment sales and service	Recreation facilities, outdoor
Financial service	Repair services
Government service	Retail, major
Health service	Security/operator suite
Landscaping sales and service	Special event, major on the lands legally described as Block 1 Plan 992 0636, Pt. SW 23-40-27-W4M
Lease bay building	Special event, minor on the lands legally described as Block 1 Plan 992 0636, Pt. SW 23-40-27-W4M
Office	Veterinary hospital
Personal service establishment	
Recreational vehicle sales and service	
Retail, minor	
Tourist information services and facilities	
Truck stop	
Veterinary clinic	

Only those of the permitted or discretionary uses listed above which include a principal building as part of the use may be approved on lands in a multi-lot development subject to which this district applies which lands are serviced by municipal/regional water and/or wastewater; have a deferred service agreement on title; or have been identified for future regional water and wastewater servicing. All other uses listed above are prohibited on those lands.

To find out more about the land use bylaw, please click [here](#).



Central Alberta's Ambassador for Commercial Real Estate



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