



# FOR SALE

6045 PARKWOOD ROAD, BLACKFALDS, AB

**SALOMONS**  
COMMERCIAL

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#103, 4315 - 55 Avenue  
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**1.95 ACRE LOT**



#### **LOCATION**

Blackfalds



#### **SALE PRICE**

\$1,200,000



#### **ZONING**

C2 - Commercial Highway



#### **LEGAL DESCRIPTION**

Plan 1621545, Block 6, Lot 58



#### **PARCEL SIZE**

1.95 Acres



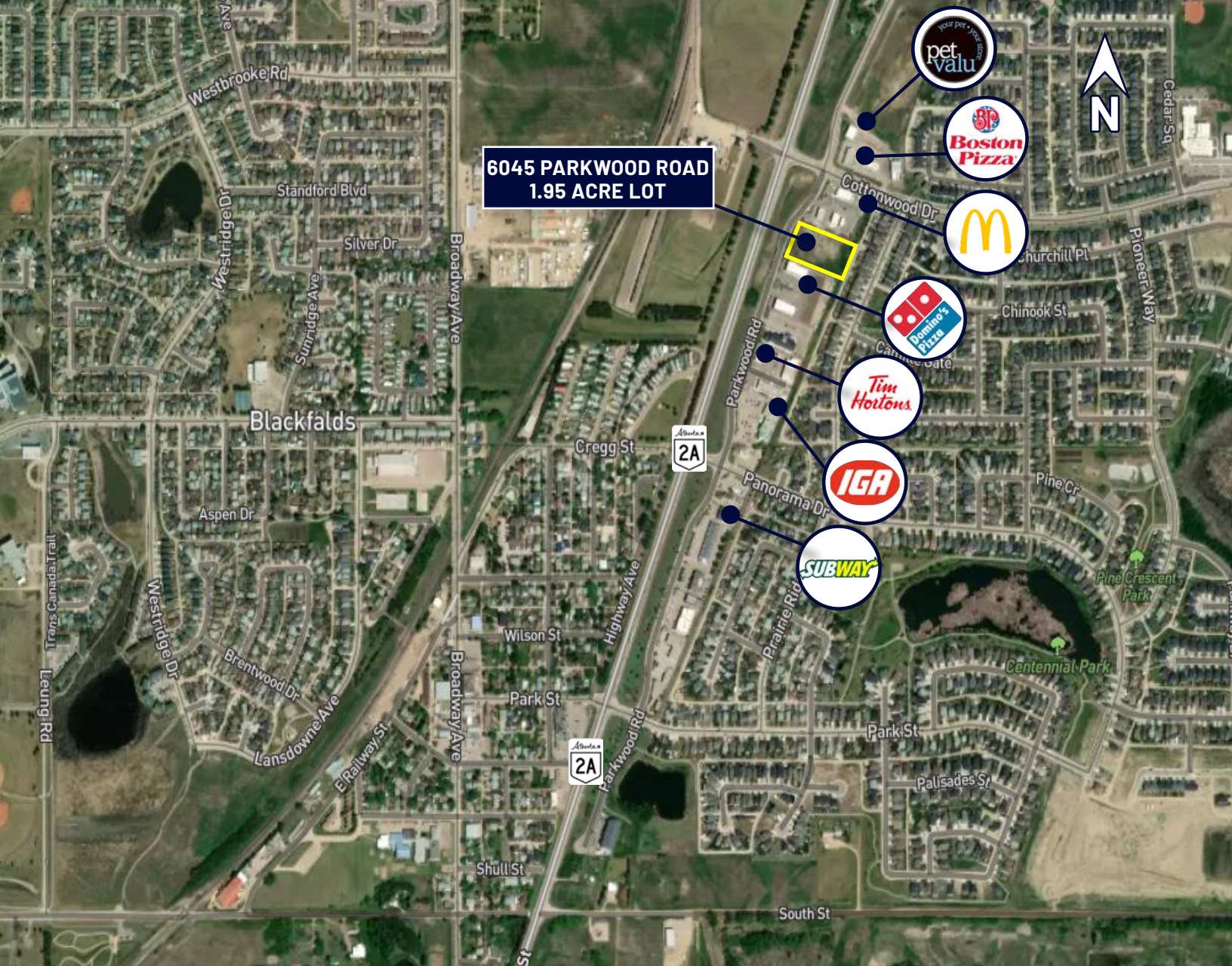
#### **PROPERTY TAXES (2022)**

\$17,437.19

## **PROPERTY DETAILS**

Highway Commercial land available located just off Highway 2A. Excellent exposure with access from Parkwood Road. Neighbouring lots include 7-Eleven, McDonalds, ATB, and Domino's. Permitted uses include Commercial Service Facility, Restaurant, Drive Thru Business, Health Services, Hotel, General Retail, Veterinary Clinic. Discretionary Uses include Brewpub, Commercial School, Drinking Establishment, Retail Cannabis, Farmers Market. Restrictive Covenants exclude Gas Station and Supermarkets developments.





## Central Alberta's Ambassador for Commercial Real Estate



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