

# For Sale



# C&E

Trail Commercial Lands

**Blair McArthur**

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# Property Overview

**Location** 52°23'17.3"N 113°47'01.0"W

**Size** ±3.38 Acres

**Zoning** Commercial Highway (C2)

**Sale Price** \$1,900,000

**Taxes** \$25,22.46 (est. 2024)

**Services** Full Municipal

**Available** Immediately

## Highlights

- Prime highway commercial development land in the thriving Town of Blackfalds
- Located on the North side of Blackfalds with great exposure to HWY 2A
- Just North of Boston Pizza, 7-11, Tireland, & McDonald's
- Majority of commercial land has been developed along HWY 2A
- Ready for immediate development

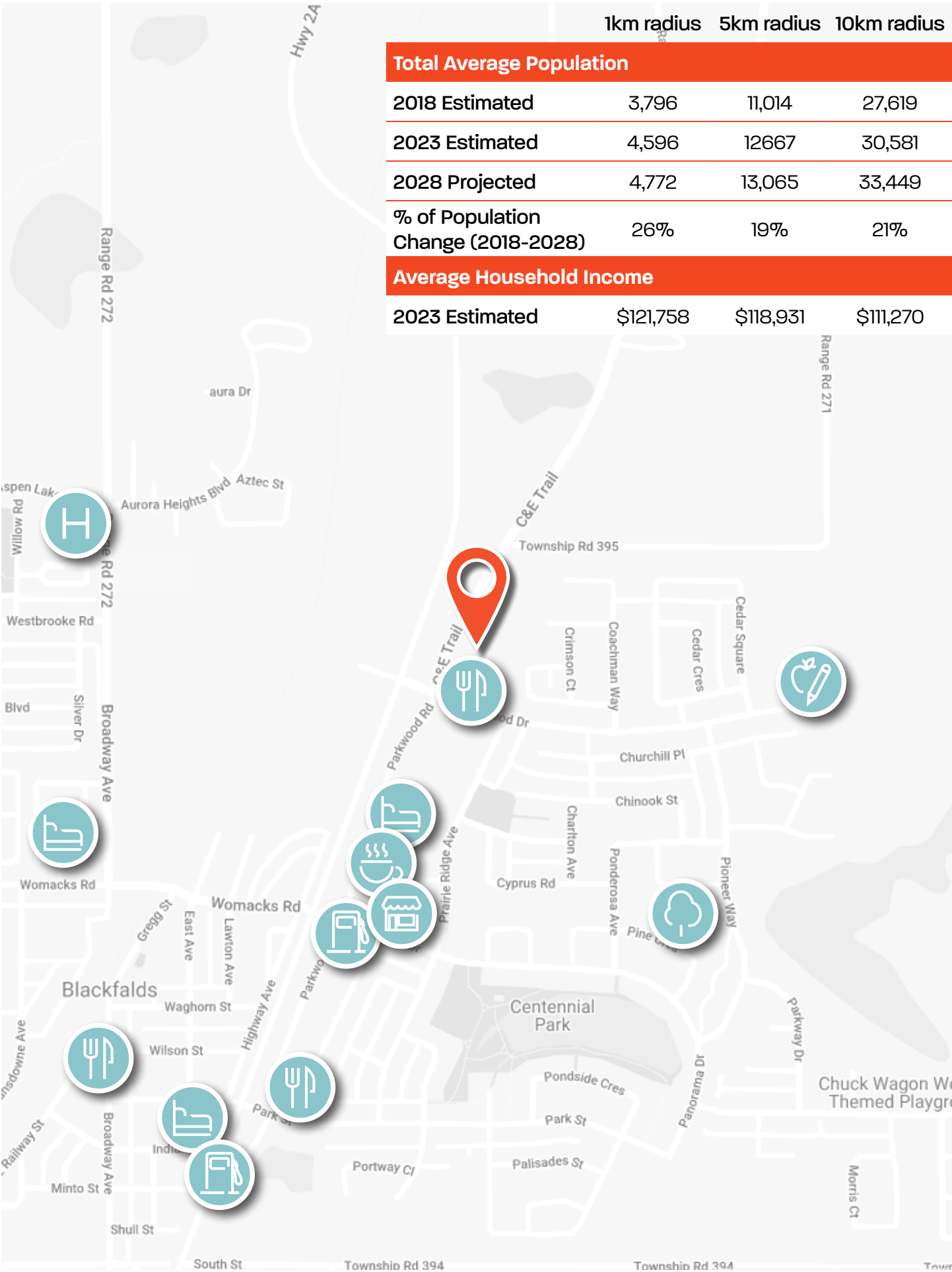
## Permitted Uses

- Automobile Sales & Rental
- Drive-Through Business
- Food Service, Restaurant
- Funeral Home without Crematorium
- Gas Bar
- Health Services
- Hotel
- Office
- Retail, General
- Retail, Liquor
- Veterinary Clinic

## Discretionary Uses

- Brewpub
- Bus Depot
- Building Supply & Lumber Outlet
- Commercial School
- Community Facility
- Drinking Establishment
- Funeral Home with Crematorium
- Farm Equipment Sales & Service Outlet
- Farmers Market
- Mixed Use Development
- Parking Facility

Sample of permitted & discretionary uses. Please see full zoning for more information.





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