

For Sale



C&E
Trail Commercial Lands

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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

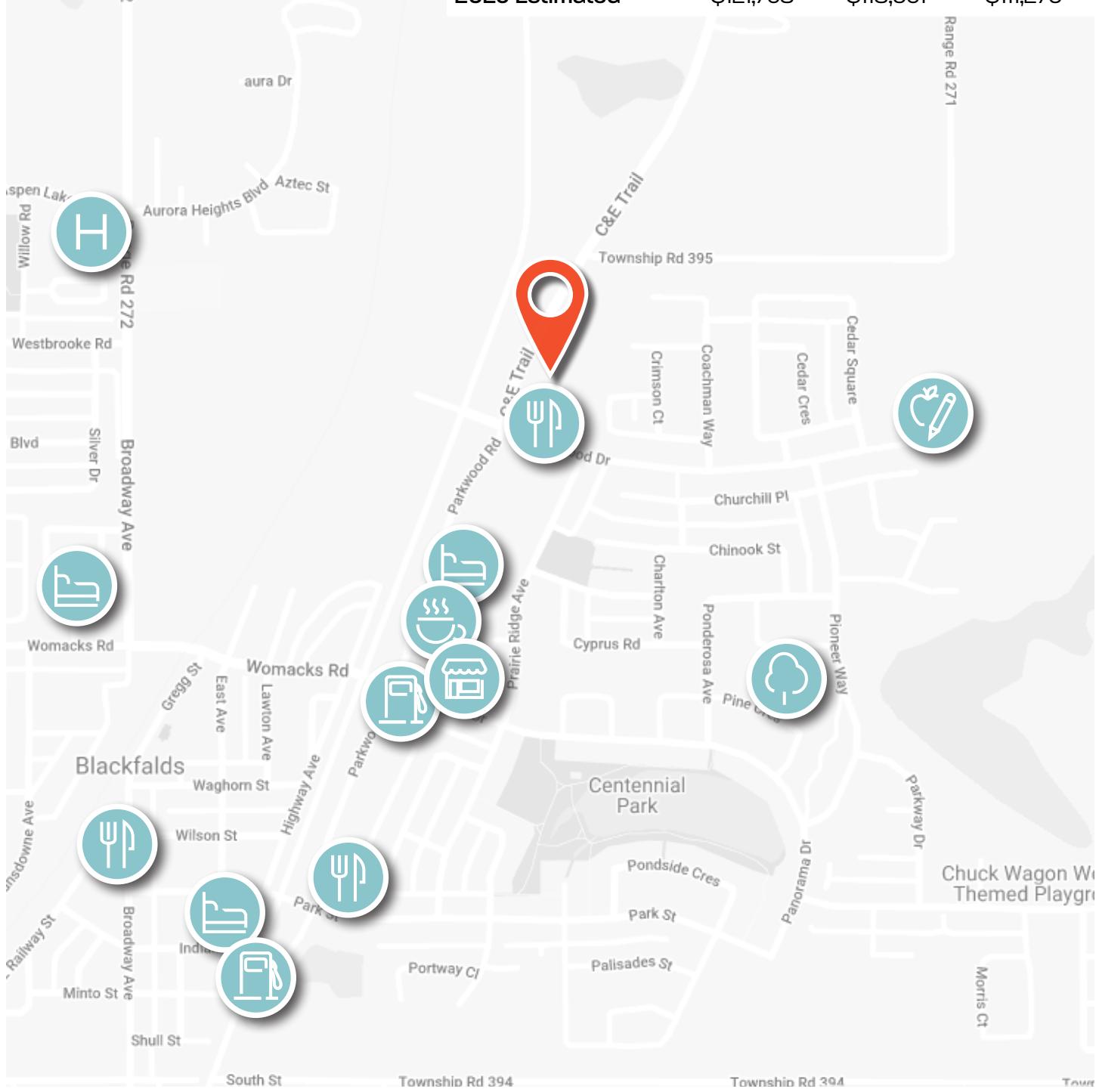
- Automobile Sales & Rental
- Drive-Through Business
- Food Service, Restaurant
- Funeral Home without Crematorium
- Gas Bar
- Health Services
- Hotel
- Office
- Retail, General
- Retail, Liquor
- Veterinary Clinic

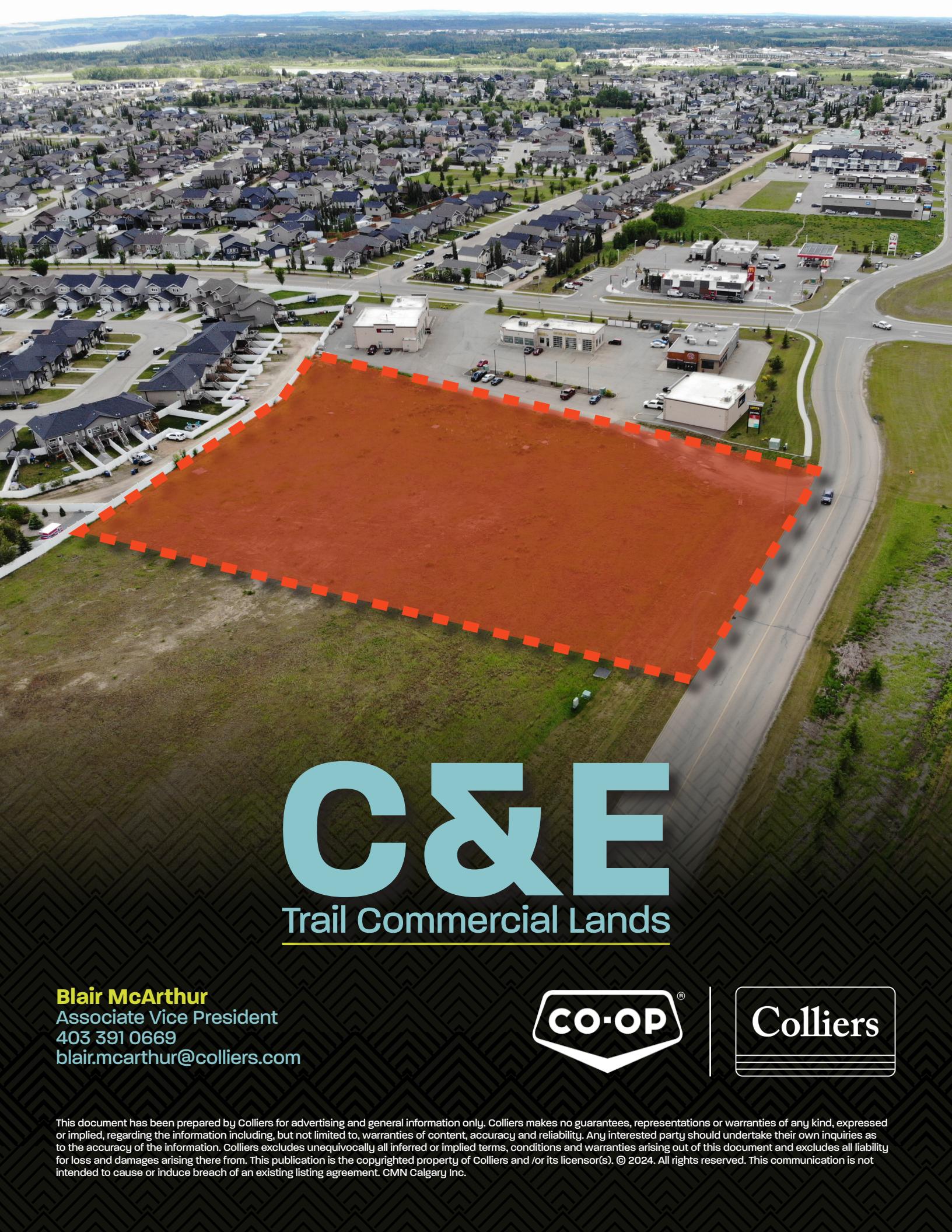
Discretionary Uses

- 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.

	1km radius	5km radius	10km radius
Total Average Population			
2018 Estimated	3,796	11,014	27,619
2023 Estimated	4,596	12,667	30,581
2028 Projected	4,772	13,065	33,449
% of Population Change (2018-2028)	26%	19%	21%
Average Household Income			





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