



FOR SALE HWY 2 & HWY 597, LACOMBE COUNTY, AB



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#103, 4315 - 55 Avenue Red Deer, AB T4N 4N7 www.salomonscommercial.com



LOCATION South Aspelund Industrial Park	LEGAL DESCRIPTION   Plan 1425076 Block 1, Lot 13
SALE PRICE	SITE SIZE
\$305,000/per acre	7.02 Acres
<b>ZONING</b>	<b>PROPERTY TAXES</b>
I-BI: Business Industrial District	\$16,987(2022)

## **PROPERTY DETAILS**

Last remaining 7.02 Acres fully serviced industrial lot available in South Aspelund Industrial Park. Just west of QE II Highway on Aspelund Road adjoining McLevin's Industrial Park. Very easy access highway networks. Only 8km north of Red Deer and a five minute drive to it. Great opportunity to own a piece of land for your own business or investment. Immediate possession available.

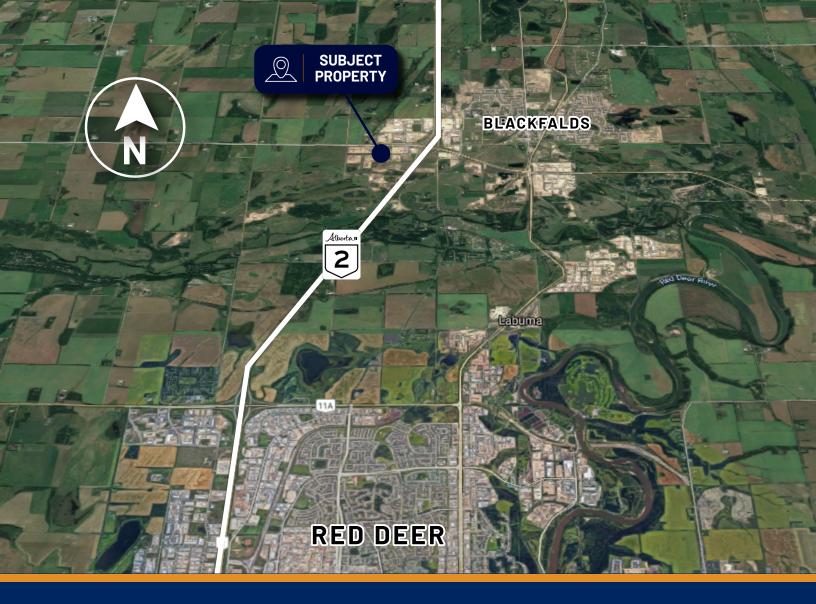
Permitted uses include: Auction Service, Automotive Equipment and Vehicle Services, Cartage and Moving Services, Contractor Business, Heavy Equipment Sales and Rental, Heavy Equipment Service and Repair, Industrial, Light Manufacturing and Processing, and Industrial Training Service.

## Site Plan

12 1 3.01 Acres - Sold -	
13A 1 7.02 Acres \$305,000 <b>Available</b> \$2,141,7	00
14 1 5.02 Acres - Sold -	
15 1 9.69 Acres - Sold -	



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