



BLACKFALDS



ASPELUND ROAD

LOT 13A 7.02 ACRES
SOLD

SOLD

FOR SALE

HWY 2 & HWY 597, LACOMBE COUNTY, AB



LOCATION

South Aspelund Industrial Park



LEGAL DESCRIPTION

Plan 1425076 Block 1, Lot 13A



SALE PRICE

\$305,000/per acre



SITE SIZE

7.02 Acres



ZONING

I-BI: Business Industrial District



PROPERTY TAXES

\$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

Lot	Block	Lot Size	Price/Acre	Status	Lot Price
12	1	3.01 Acres	-	Sold	-
13A	1	7.02 Acres	\$305,000	Available	\$2,141,100
14	1	5.02 Acres	-	Sold	-
15	1	9.69 Acres	-	Sold	-





**SUBJECT
PROPERTY**

BLACKFALDS



Labuma

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