



SALOMONS
COMMERCIAL

QUEEN ELIZABETH II HIGHWAY

FOR SALE

BLACKFALDS INDUSTRIAL WAY
BLACKFALDS, AB

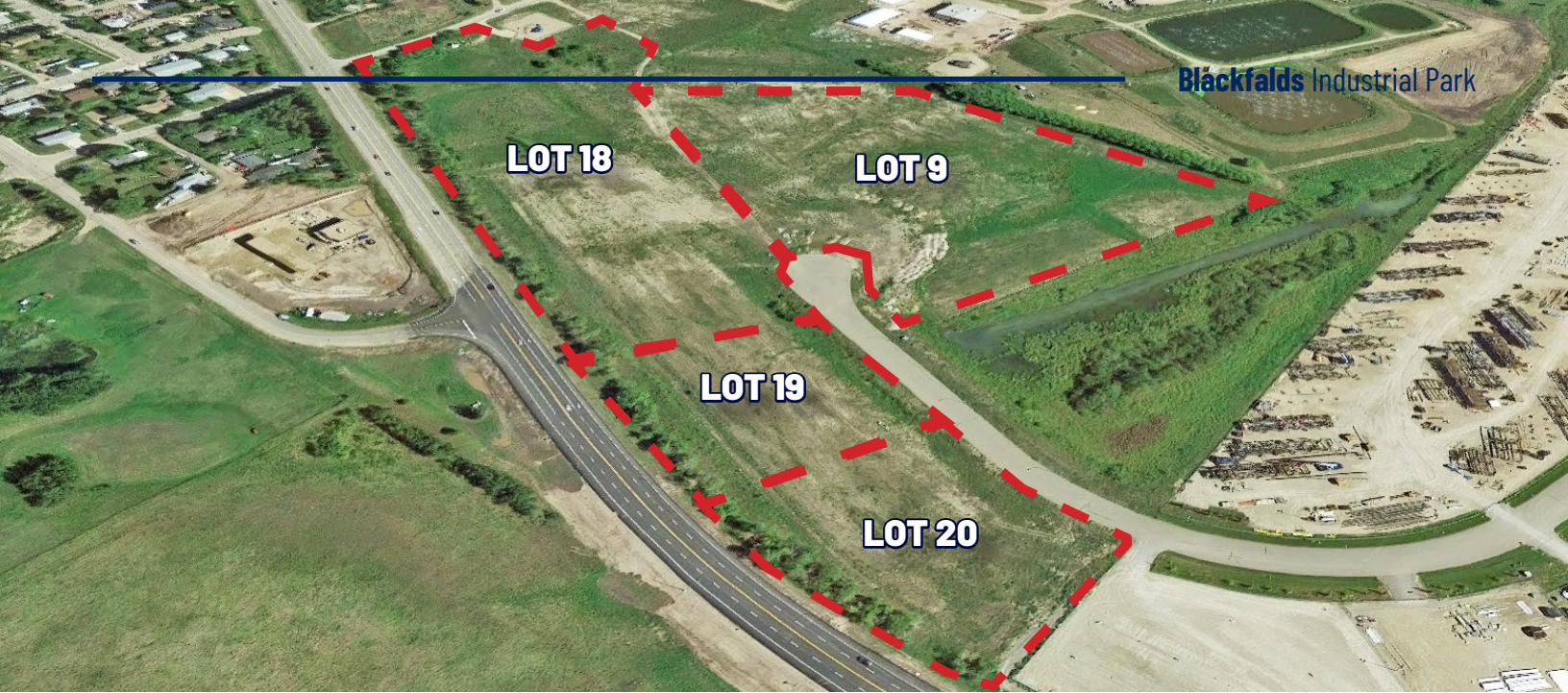
HIGHWAY 2A



SALOMONS
COMMERCIAL

Brett Salomons
Partner
403.314.6188
brett@salomonscommercial.com

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



About the Property

The Blackfalds Industrial Park offers a diverse range of industrial land options, featuring multiple size lots ranging from 2.03 acres to 23.80 acres. Some of these lots boast direct exposure to Highway 2A, enhancing visibility for businesses.

The industrial park provides comprehensive services, including sewer, water, natural gas, and power infrastructure. Its strategic location ensures quick access to major highways, including QEII, Highway 2A, and Highway 597, facilitating efficient transportation.

The industrial lots are designated with I-2 Zoning, offering flexibility for various industrial uses. Moreover, immediate possession is available, providing businesses with the opportunity to promptly establish their operations in this well-equipped and conveniently located industrial park.

**Approval from the province and municipality to connect the internal roadway in the industrial park to Highway 2A to be east of the existing traffic lit intersection.*

LEGAL DESCRIPTION

Plan 0825372, Block 4, Lot 9

Plan 1521017, Block 4, Lots 18-20

SITE SIZE

2.03 Acres - 23.80 Acres

LOCATION

Blackfalds Industrial Park

ZONING

I2 - General Heavy Industrial District

SALE PRICE

\$150,000/acre

PROPERTY TAXES

TBV

POSSESSION

Immediate



New internal roadway in the industrial park to Highway 2A to be east of the existing traffic lit intersection illustrated above.

Plan	Block	Lot	Size (Acres)	Price Per Acre	Purchase Price
0825372	4	9	13.49	\$150,000	\$2,023,500
1521017	4	18	6.18	\$150,000	\$927,000
1521017	4	19	2.03	\$150,000	\$304,500
1521017	4	20	2.10	\$150,000	\$315,000



Central Alberta's Ambassador for Commercial Real Estate



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

Brett Salomons
Listing Agent
403.314.6187
brett@salomonscommercial.com

Kelly Babcock
Partner
403.314.6188
kelly@salomonscommercial.com

Mike Williamson
Partner
403.314.6189
mike@salomonscommercial.com

Davin Kemshead
Associate
403.314.6190
davin@salomonscommercial.com

Max Field
Associate
403.314.6186
max@salomonscommercial.com

Jordan Krulicki
Associate
403.314.6185
jordan@salomonscommercial.com