

LACOMBE COUNTY
FOR SALE

72, 27323 TOWNSHIP RD 394



LOCATION:

South Aspelund
Industrial Park



PROPERTY SIZE:

±9.26 Acres
of Industrial Land



ZONING:

I-BI Business
Industrial District



SALE PRICE:

\$2,731,700.00
\$295,000 Per Acre

PRESENTED BY

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THE PROPERTY

27323 - 72 TOWNSHIP ROAD 394

9.26 ACRES OF INDUSTRIAL LAND FOR SALE

Prime Location | Direct Exposure to the QEII

Located in South Aspelund Industrial Park, just west of the Town of Blackfalds. This property is listed for sale at \$2,731,700.00 (\$295,000 per Acre). Key highlights include:

- » Minutes from food and beverage amenities
- » 5 minutes to the Town of Blackfalds
- » 10 minutes to North Red Deer
- » Excellent exposure to Highway QEII
- » Fully serviced site with immediate possession available
- » Zoned I-BI (Business Industrial)

Join a growing community and secure your space in this prime industrial location. This land can easily be subdivided into two separate lots.



PROPERTY DETAILS

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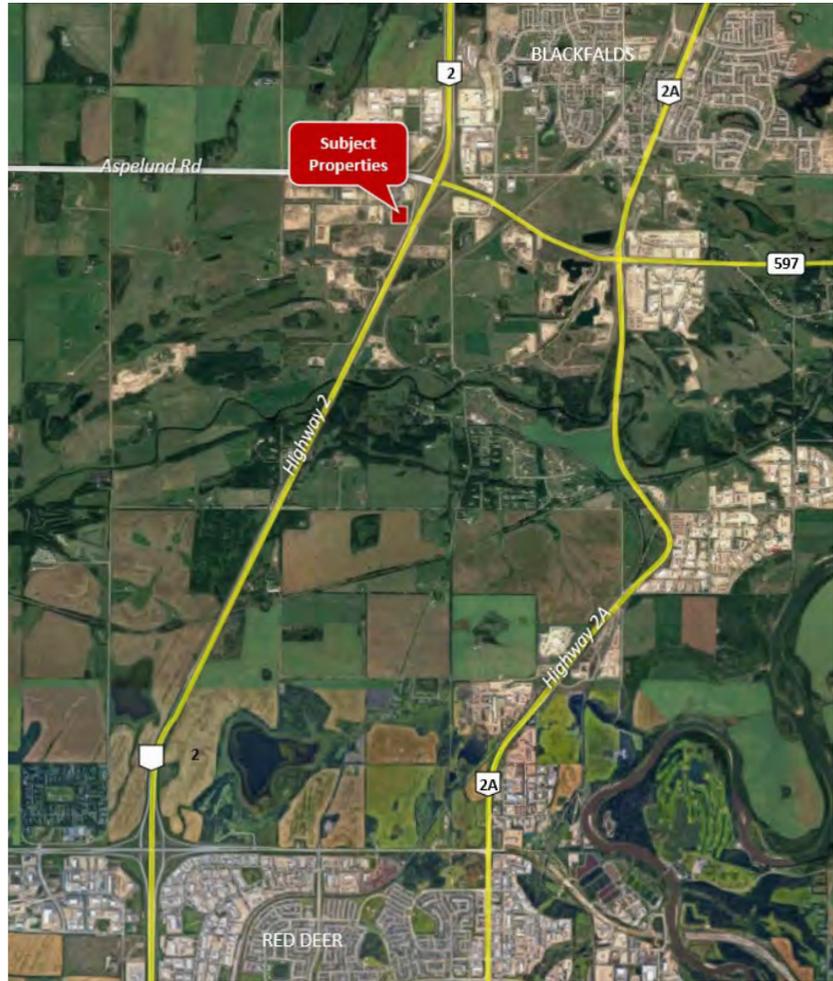
| | |
|-------------------------|---|
| MUNICIPAL: | 27323 - 72 Township Road 394 Blackfalds, Alberta |
| LEGAL LAND DESCRIPTION: | Plan 1221979 Block 1 Lot 7 |
| TOTAL SIZE: | Total size of land: ±9.26 Acres |
| ZONING: | I-BI Business Industrial District |

FINANCIAL DETAILS

FOR SALE

| | |
|-------------|-----------------------|
| SALE PRICE: | \$2,731,700.00 |
| TAXES: | TBC |

*Plus GST



LOCATION / MAP



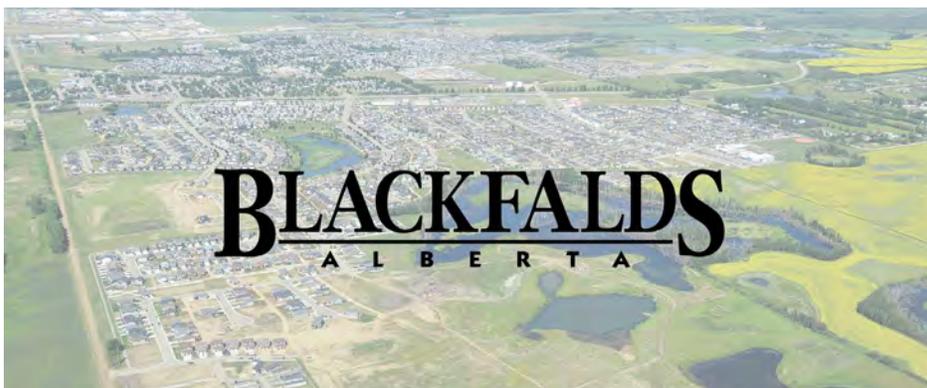
BLACKFALDS, ALBERTA

A City in Central Alberta, Canada, located approximately 13.3 kilometers North of Red Deer along Highway 2A. Distances from major cities:

Edmonton - 141 Kilometers

Calgary - 163 Kilometers

Red Deer - 13.5 Kilometers



CALGARY & RED DEER'S
ONLY EXCLUSIVE
RE/MAX COMMERCIAL BROKERAGE

REMAX
COMMERCIAL
PROPERTIES

YOUR RE/MAX COMMERCIAL TEAM

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