

FOR SALE

5406 SOUTH STREET
BLACKFALDS, AB





About the Property

This 5.49 acre parcel in Blackfalds, Alberta, positioned at the south end of the town, is ideally located with easy access to major highways, including Highway 2A and the QEII. The location offers significant potential for development, with a growing population of 11,000+, making it one of Canada's fastest-growing communities.

The parcel is zoned I1, indicating its suitability for light industrial use, offering flexibility for a range of potential developments.

With the land having preliminary preparation for development, it offers a streamlined process for potential investors or developers. Its I1 zoning further enhances its appeal for industrial purposes.

Benefiting from close proximity to significant traffic volumes, the parcel provides access to 2.5 million people within a 2-hour drive. This prime location, coupled with the zoning and available services, positions the parcel as a strategic and valuable asset for those looking to capitalize on the growth and economic opportunities in the Blackfalds region.

LEGAL DESCRIPTION

Plan 4393KS, Lot C

SITE SIZE

5.49 Acres (Approx 806' x 297')

LOCATION

Blackfalds

ZONING

I1 - Industrial Light District

SALE PRICE

\$960,000

PROPERTY TAXES (2025)

\$3,392

POSSESSION

Immediate

6.14 Industrial Light District (I-1)

6.14.1 Purpose

To provide an area for light industrial uses and other uses herein listed, compatible with the area which do not cause any objectionable or dangerous conditions beyond the Parcel boundary.

6.14.2 Permitted and Discretionary Uses

PERMITTED USES	DISCRETIONARY USES
<ul style="list-style-type: none"> • Automotive Service • Business Support Service • Car Wash • Contractor Operation, Minor • Commercial School • Funeral Home without Crematorium • Gas Bar • Greenhouse, Minor • Light Equipment Sales, Service and Rental Shop • Manufactured and Modular Home Sales and Service • Office, for Accessory Uses listed herein • Recreational Vehicle Sales, Rental and Service • Recycle Depot • Retail, General (as Accessory Use) • Shipping Container • Veterinary Clinic • Veterinary Hospital • Warehouse Sales • Warehouse and Storage 	<ul style="list-style-type: none"> • Accessory Building • Animal Boarding or Breeding Facility • Auction Facility, No Livestock • Autobody Repair and Paint Shop • Automobile Sales and Rental • Brewpub • Building Supply and Lumber Outlet • Bulk Fueling Depot • Cannabis Production and Distribution • Canvas Covered Structure • Communication Facility/Communication Tower • Contractor Operation, Major • Distribution Facility • Farm Equipment Sales and Service Outlet • Funeral Home with Crematorium • Greenhouse, Major • Heavy Equipment Assembly, Sales, and Service • Heavy Vehicle and Equipment Wash Facility • Industrial Business Service • Industrial Training School • Landscaping Sales and Service • Moved-in Building • Municipal Shop and Storage Facility • Open Storage Yard • Outdoor Fabrication Units • Patio • Parking Facility for uses listed herein • Public Utility Building • Residential Security/Operator Unit • Signs • Similar Use

Town of Blackfalds | Land Use Bylaw 1268.22 Schedule 'A'
Date Adopted: April 26, 2022



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