



Colliers

Aspelund Road

Queen Elizabeth II Highway

27323 - 72 Township Road 394, Blackfalds | AB

# ±9.26 Acres of Industrial Land with Direct Exposure to the QEII **for Sale**

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## Blair McArthur

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# Property Overview

District:	Lacombe County
Legal Address:	1221979; 1; 7
Total Site Area:	±9.26 Acres
Services	Fully Serviced
Zoning:	I-BI, Business Industrial District
Asking Sale Rate:	<del>\$339,900 Per Acre</del> <b>\$320,000 Per Acre</b>
Taxes:	\$25,382.26 (est. 2022)
Availability:	Immediate

## Highlights

- Direct highway exposure to the Queen Elizabeth Highway II, which sees over 120,000 vehicles per day
- Minutes away from food and beverage amenities
- Nestled in South Aspelund Industrial Park, which is home to Pidherneys, FMC Technologies, and Eagle Builders

## Area Highlights



Easy access to Red Deer and the Town of Blackfalds



Direct exposure to the QEI highway, which sees 120,000+ vehicles per day

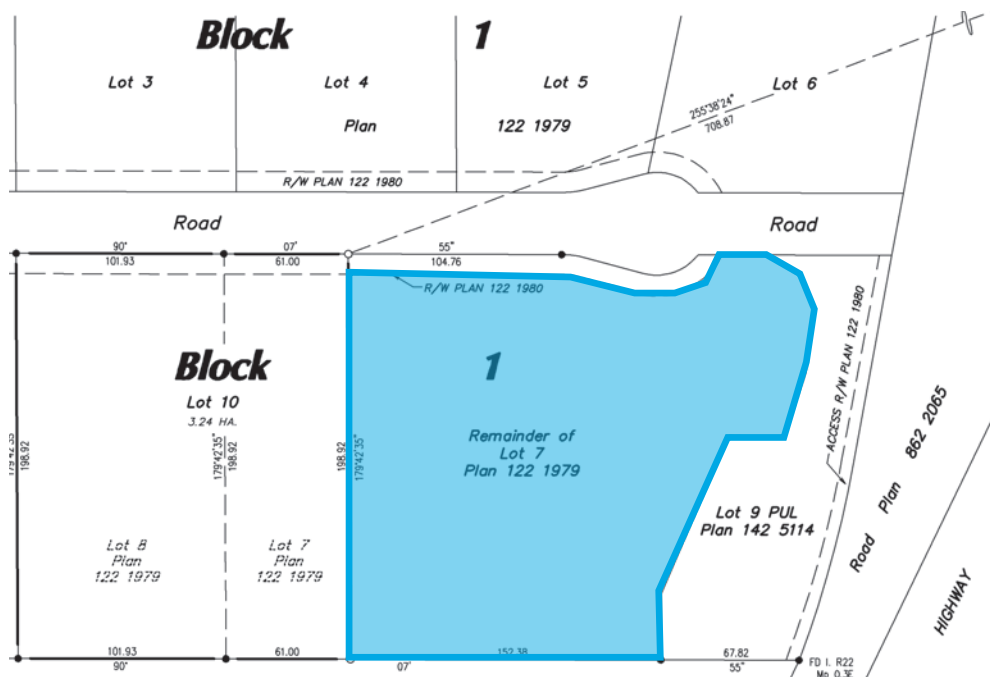


22 minute drive to the Red Deer Airport



Red Deer | 10 minutes  
Edmonton | 1.5 hours  
Calgary | 1.45 hours

## Site Plan







Red Deer

Queen Elizabeth II Highway

Westform  
Metals

THE  
PIPEYARD

Pidherney's

Pro-Line  
MANUFACTURING INC.

EAGLE  
BUILDERS

Aspelund Road / Township Road 394

A&B  
ARNETT & BURGESS PIPELINERS

FORCE  
A CENTURION COMPANY

COPPS

EAGLE  
BUILDERS

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