



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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# 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:	\$339,900 Per Acre <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 QEII highway, which sees 120,000+ vehicles per day

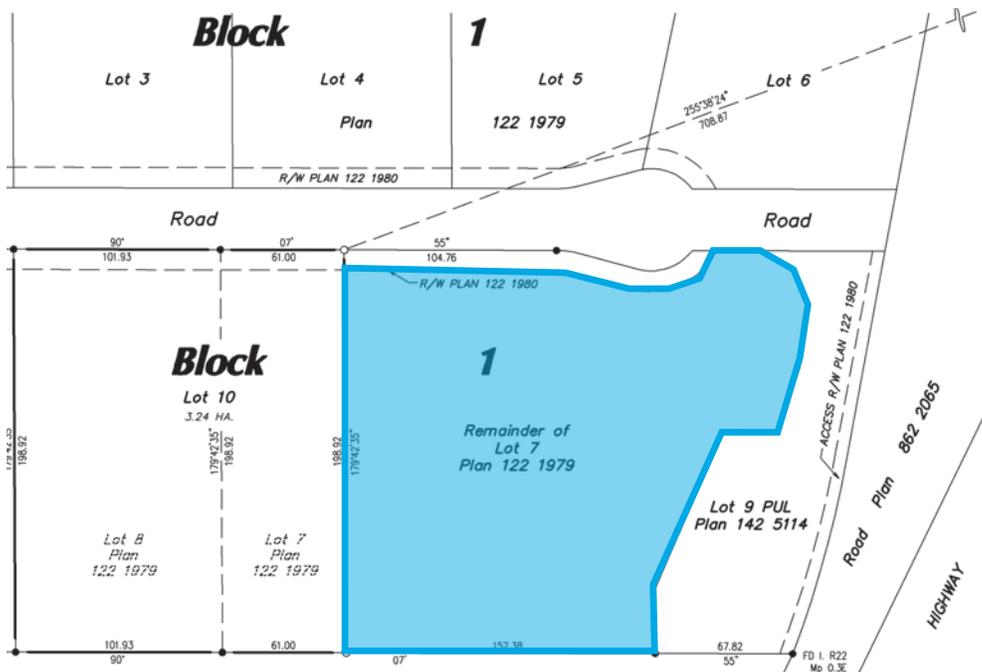


22 minute drive to the Red Deer Airport



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

## Site Plan





Red Deer

Queen Elizabeth II Highway



Aspelund Road / Township Road 394



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