



**CUSHMAN &  
WAKEFIELD**  
Edmonton

**1.32 ACRES FOR SALE**

**SALE PRICE: \$297,000**

**FOR SALE**  
**27123 - 45**  
**HIGHWAY 597**  
Blackfalds, Alberta

## PROPERTY HIGHLIGHTS

- Located at the entrance to a fully built out subdivision
- Easy access to Highways 597 and QEII

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# PROPERTY DETAILS

## LOCATION

The property is located in Lacombe County, positioned on the southern boundary of Blackfalds. It benefits from a prime frontage along Highway 597 and Burbank Industrial Drive, providing excellent visibility and accessibility. This strategic location offers convenient transportation links to nearby communities and major roadways, making it ideal for industrial, commercial, or logistical operations.

**LAND USE/ZONING:** I – BI – Business Industrial District

**LEGAL DESCRIPTION:** Plan 9824780, Block 1, Lot 4

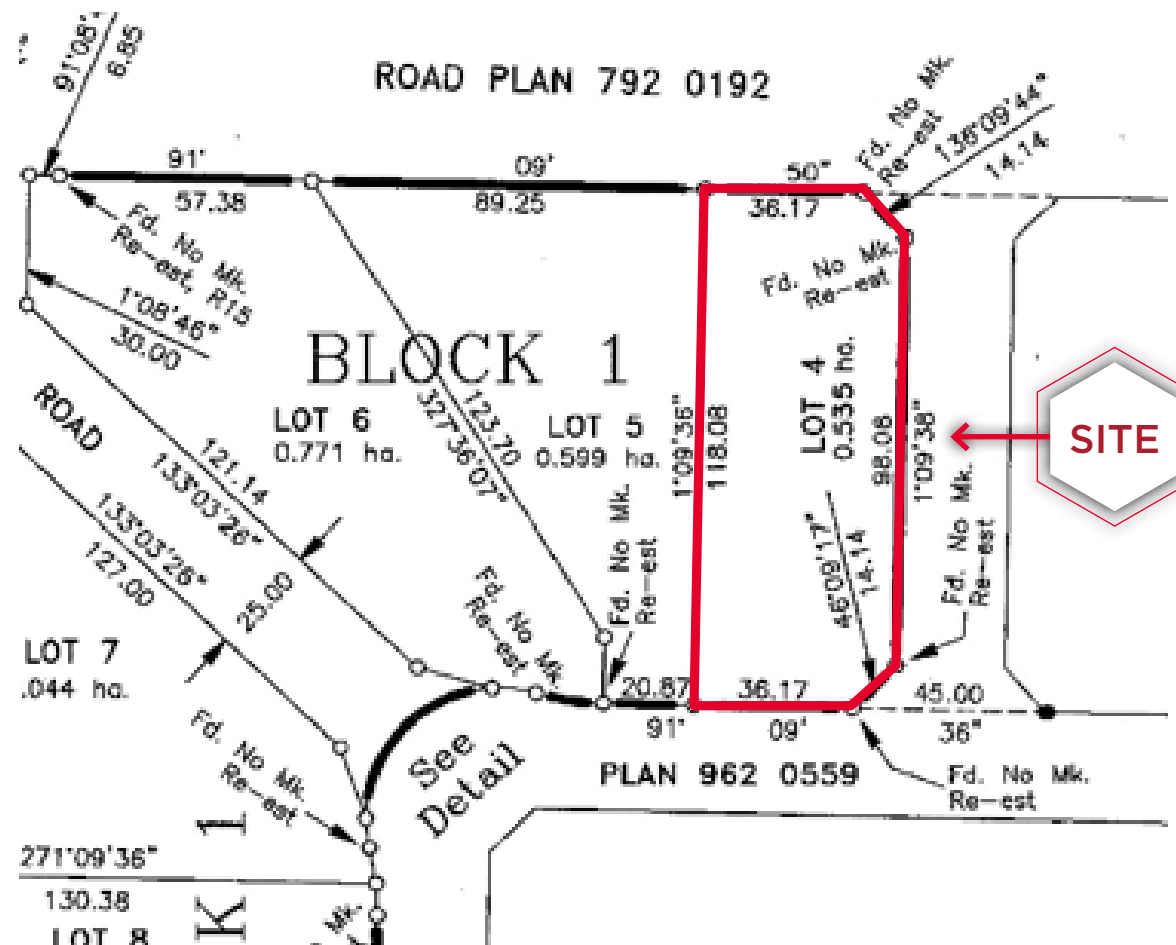
**SITE AREA:** ≈ 1.32 Acres

**PRICE**  
**\$297,000**

## AERIAL



# SITE PLAN







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**CONFIDENTIALITY AGREEMENT**

**VIEW NOW**

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