

PROPERTY HIGHLIGHTS

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

Jeff McCammon, CCIM
Senior Associate
780 445 0026
jeff.mccammon@cwedm.com

Doug Bauer
Senior Associate
780 991 6456
doug.bauer@cwedm.com

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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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

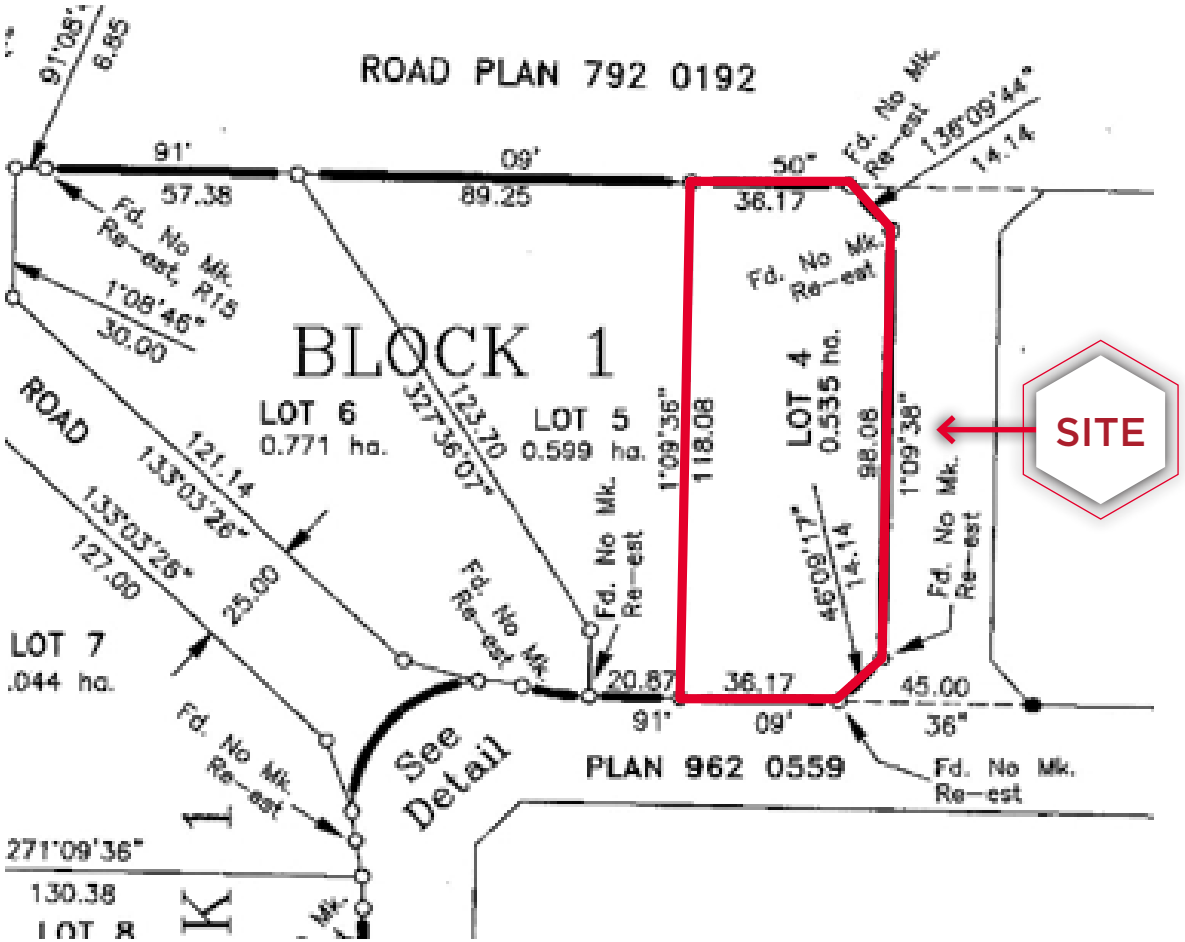
SITE AREA: ≈ 1.32 Acres

PRICE
$297,000

AERIAL



SITE PLAN


ROAD PLAN 792 0192
BLOCK 1
LOT 6
0.771 ha.
LOT 5
0.599 ha.
LOT 4
0.535 ha.
LOT 7
.044 ha.
ROAD
PLAN 962 0559
SITE
See Detail
Fd. No Mk. Re-est
Fd. No Mk. Re-est, R15
91°08'
6.85
91°
57.38
09'
89.25
50"
36.17
1°08'46"
30.00
327°36'07"
123.70
1°09'36"
118.08
98.08
1°09'38"
135°03'26"
121.14
135°03'26"
127.00
25.00
46°08'17"
14.14
135°09'44"
14.14
20.87
36.17
45.00
91°
09'
36"
271°09'36"
130.38



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VIEW NOW

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