



FOR SALE

ADVANTAGE COMMERCIAL

156 Acres West of Blackfalds



Listing Agents:



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Advantage Commercial is a Division of Century 21 Advantage - Commercial



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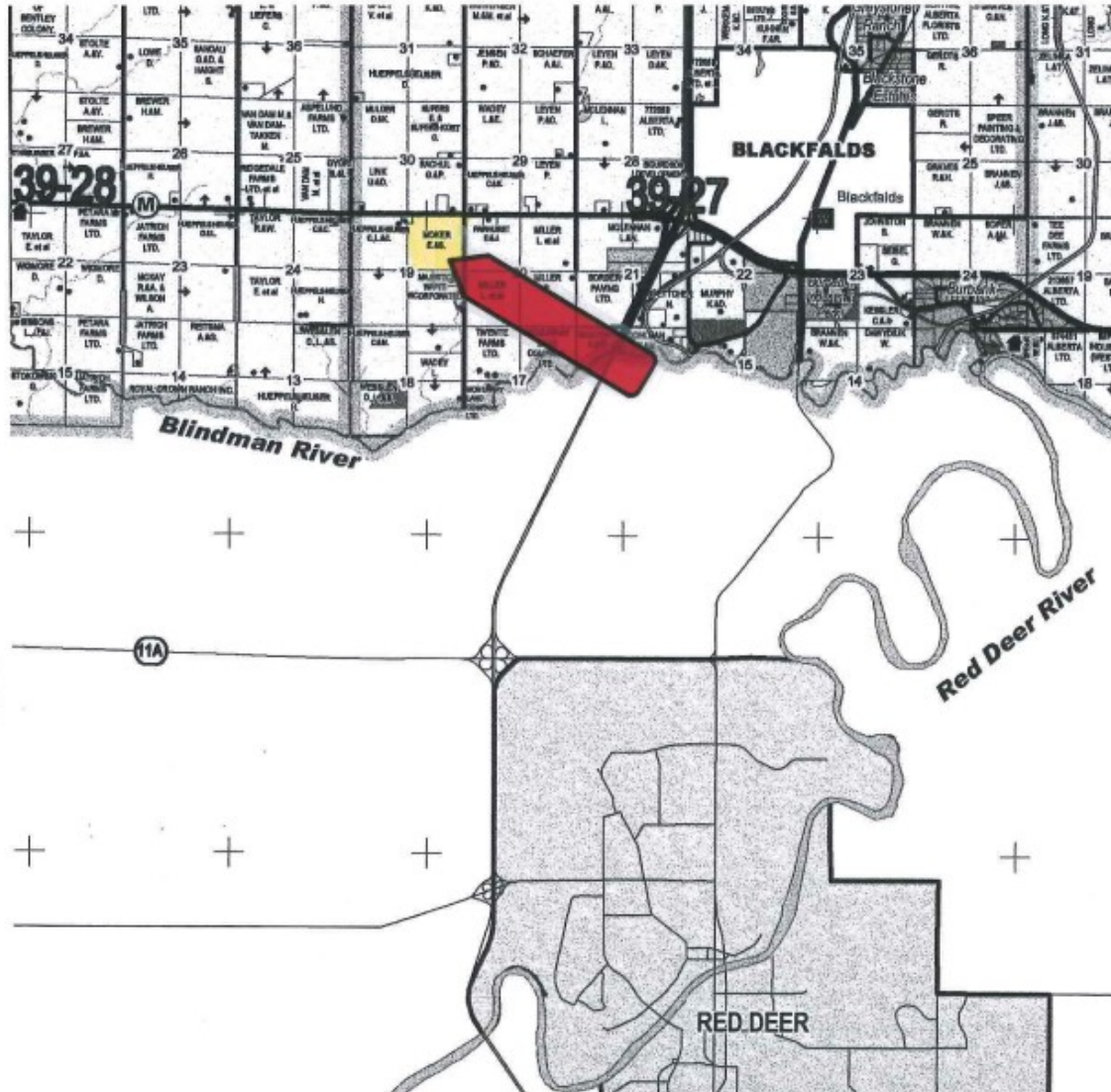
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- LEGAL ADDRESS:** ● NE 19 – 39 – 27 – W4
- LAND:** ● Approximately 155.86 acres located on the Aspelund Road approx 2 miles west of Hwy #2 (south side) as per diagram
- ZONING:** ● Currently Agricultural
- GENERAL:**
- Fully fenced quarter on pavement in proposed commercial/industrial plan for County of Lacombe
 - One mile from industrial park
 - The quarter immediately east has received approval for containment of an explosive storage on 9 acres. We have talked to the County who advises their current practice for Ag land is limited Industrial use of up to 3 employees. Each case requires County approval, and if this is the intended use, please contact the Listing Agent for assistance.
 - The land has extensive elk fencing with an estimated value of \$75,000.00
- ASK PRICE:** ● **\$895,000.00 + GST**



COMMERCIAL INVESTMENT NETWORK

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