



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR SALE
27123 - 45
HIGHWAY 597
Blackfalds, Alberta

≈ 1.32 ACRES FOR SALE

SALE PRICE: \$297,000

PROPERTY HIGHLIGHTS

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

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CUSHMAN & WAKEFIELD
Edmonton
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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

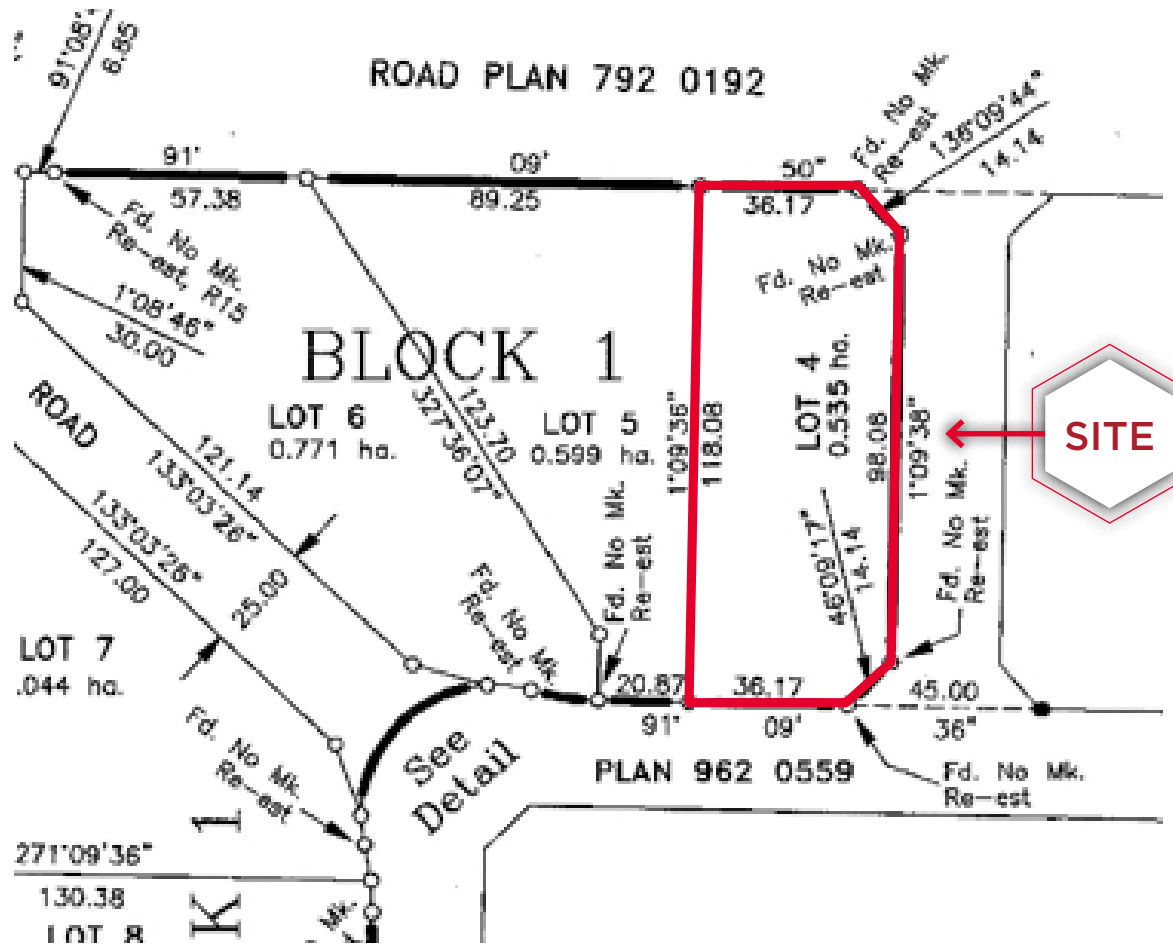
SITE AREA: ≈ 1.32 Acres

PRICE
\$297,000

AERIAL



SITE PLAN





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