



**GRASSROOTS**  
REALTY GROUP

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72, 27323 Township Road 394  
Rural Lacombe County, Alberta

MLS # A2277109



**\$1,180,000**

**Division:** Aspelund Industrial Park

**Lot Size:** 4.00 Acres

**Lot Feat:** -

**By Town:** Blackfalds

**LLD:** 21-39-27-W4

**Zoning:** I-BI

**Water:** Other

**Sewer:** -

**Utilities:** -

This 9.26 acre lot (total), located in Aspelund Industrial Park, is available for sale and priced at \$295,000.00 per acre and can be separated into two separate parcels for 4 acres and 5.26 acres. The lot is graded, compacted and fully serviced including gas, electricity, and internet. Located just minutes away from the Town of Blackfalds and the City of Red Deer, this location offers direct exposure to Highway 2 with quick access to Highway 2 southbound. Neighbouring businesses in the Industrial Park include Pidherney's, Craig Manufacturing, and Eagle Well Servicing.