



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**6045 Parkwood Road
Blackfalds, Alberta**

MLS # A2040710



\$1,100,000

Division: Highway Commercial

Lot Size: 1.95 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: C2

Water: -

Sewer: -

Utilities: -

Highway Commercial land available located just off Highway 2A. Excellent exposure with access from Parkwood Road. Neighbouring lots include 7-Eleven, McDonalds, ATB, and Domino's. Permitted uses include Commercial Service Facility, Restaurant, Drive Thru Business, Health Services, Hotel, General Retail, Veterinary Clinic. Discretionary Uses include Brewpub, Commercial School, Drinking Establishment, Retail Cannabis, Farmers Market. Restrictive Covenants exclude Gas Station and Supermarkets developments.