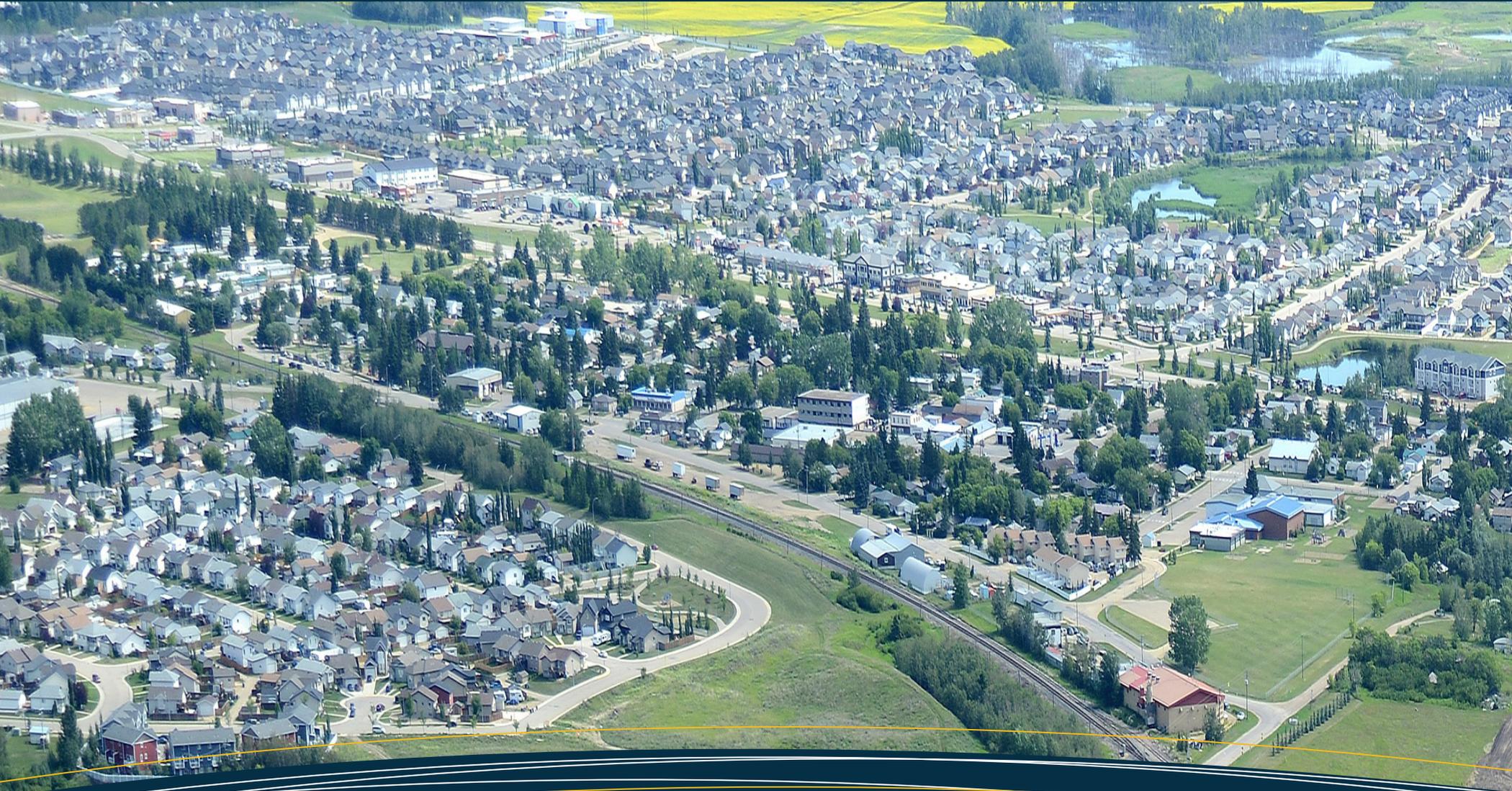


Available Land & Property Inventory | JANUARY 2021



BLACKFALDS
ALBERTA

For more information
economicdevelopment@blackfalds.com

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Blackfalds offers promising growth prospects to existing companies, a supportive network for entrepreneurs and opportunities for new investors across a diverse range of industries.

Blackfalds is a vibrant community of about 11,000 residents and is home for many well educated, young families.

Choose Blackfalds for

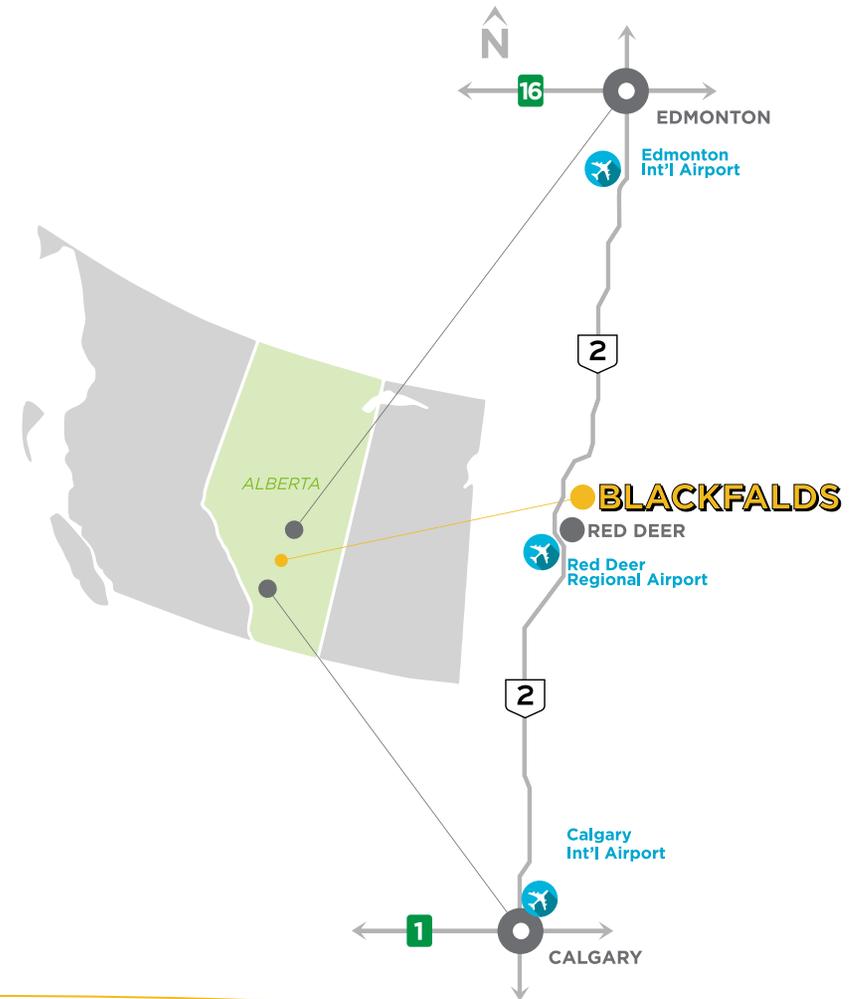
- small town feel and progressive economic vision
- low cost advantages: competitive tax environment and no business tax
- enterprise hub that supports many large businesses
- ideal location: high visibility and traffic counts with access to about 3 million people within a 2-hour drive
- impressive growth: one of Canada's fastest growing and youngest communities with over 100% population growth in the past decade, a median resident age of 31, and a skilled and ready labour force
- high quality of life: award winning recreational amenities and regional public transit

Major Employers

- WorleyParsonsCord, ME Global, Pidherneys, Nova Chemicals, Dow Canada, STEP Energy, Eagle Builders, and Univar

Retail

- Boston Pizza, OK Tire, Tim Horton's, IGA, Subway, A & W, Co-op, Pizza Hut, Pet-Valu, McDonalds, Buy-Low Foods, Dollarama, Dairy Queen and more





1. Blackfalds Crossing

This new 12-acre commercial site is positioned on the south side of Blackfalds with great visibility and exposure from Hwys 2A and 597.

There are only a couple of units still available in Phase One.

Current tenants include Buy-Low Foods, Dollarama, Dairy Queen, Buster's Pizza & more. Nearby businesses include WorleyParsons Cord, Co-op Gas Bar, and the Blackfalds Motor Inn.



For more information regarding available lease space visit:
www.forumproperties.com/commercial/blackfalds-crossing
or contact Steven McPhee at 780.641.2526.

2. Aspen Aurora Centre, 5001 Aspen Lakes Blvd.

This new commercial strip mall in a growing residential neighbourhood has one lease space of 1,500 sq ft remaining. It has C3 zoning, which permits a variety of uses and has drive-thru availability.

Current tenants include a specialty liquor store, a child care centre and a Petro-Canada gas bar with convenience store.



For more information visit:
www.salomonscommercial.com/properties/aspen-aurora-centre
or contact Brett Salomons with Salomons Commercial 403.314.6187.

3. South Side Common Condos, 4487 Broadway Ave

Commercial condominium units available for lease or purchase at the high visibility/traffic entrance to the community at Broadway Ave and Hwy 2A.

Site preparation and construction has commenced.



For more information visit:
www.salomonscommercial.com/properties/south-side-common-condos
or contact Kelly Babcock, with Salomons Commercial at 403.314.6188.

4. Parkwood Plaza, 6037 Parkwood Rd

Only three units, ranging in size from 1267 - 3,005 sq ft, remain available to lease in this new retail development that has a total of 32,000 sq ft and sees high traffic volumes and great visibility from Highway 2A.

There is potential for a drive-through location and abundant parking for all tenants.

Current tenants include a nail salon, ATB Financial, a fitness centre, a barber shop and Little Caesars Pizza. Many other retail franchises are located nearby.



For more information visit:
www.salomonscommercial.com/properties/parkwood-plaza or contact
Kelly Babcock, with Salomons Commercial at 403.314.6188.

5. 6017 Parkwood Rd

One bay remains available for lease in this newly constructed building. The location has great visibility and access from Highway 2A. Nearby businesses include IGA, Tim Horton's, Diamond Liquor, Accupure Cannabis, A & W, Fas Gas, Superior Car Wash, and Microtel Inn & Suites.



For more information contact Jae Ha at 403.704.5323.

6. 5025 Parkwood Rd

Second floor space of 370 sq ft available for lease. Building tenants include Blackfalds Veterinary Hospital, Ing & McKee Insurance, Alpen Dental, Heartfelt Yoga, Solidgold Esthetics and Active Edge Muscle Therapy.

This property has ample parking and is in a high traffic location off Hwy 2A, which sees 13,000+ vehicles daily.



For more information visit www.salomonscommercial.com/properties/second-floor-space-370-sf or call 403.343.3023.

7. 270, 31-1 TWP Rd 40-0

This property housed Central Alberta Greenhouses, so boasts 157 acres of land within Blackfalds municipal boundaries as well as numerous greenhouse buildings and equipment and two residences with garages.

The property may be zoned residential / commercial / industrial and could be used for cannabis or hemp production.



For more information visit www.realtor.ca/real-estate/21326538/business-270-31-1-township-rd-400-blackfalds or contact Bruce McIntosh with RE/MAX Landan Real Estate at 1.403.256.3888.

8. 4914 Broadway Ave.

This newly renovated building has approx 3500 sq ft of lease space available and the whole building may also be purchased. Blackfalds PharmaChoice is a current tenant.

Located in the downtown core with good street parking, large street front display windows, wide open floor space, delivery access in the alley and rear loading door.

Nearby businesses and amenities include the post office, Mainstreet Hardware, Servus Credit Union, Piccolo's Pizza & Pasta, Dad's Day Off Games & Hobbies, Rootz Hair Design and more.



For more information see <https://advantagecommercial.ca/properties/517-Commercial-4914-Broadway-Avenue-Blackfalds-Alberta-T0M-0J0-CAD13/> or call Annamarie Wallator at 403.598.6937.

9. Parkwood Rd

Three lots with a combined total of 1.95 acres of developable highway commercial land on the service road to the east of Hwy 2A. These lots may be purchased separately or together and have full services to the property line.

This is a high exposure location with nearby businesses including 7-11, Boston Pizza, Lube City, PetroCanada, Pet-Valu, Microtel Inn & Suites, Tim Horton's, McDonalds, Little Caesars, ATB Financial and Tireland.



For more information contact Danny Ma at 403.307.7880.

10. Vista Trail & Hwy 597

This 7.68 acre parcel of highway commercial land, at the corner of one of the main entrances to the community, has excellent visibility, high traffic counts, and great access to the QE II Highway.

The property is ideally suited for retail or food and accommodation businesses as well as various other service uses.

Nearby businesses and amenities include the Visitor Information Centre, All-Star Sports Park, Protective Services, Off-Leash Dog Park, Control Technology, and Formula Powell.



For more information contact Dan Cadman at 403.396.1094

11. 4405 South St

10 acres of serviced highway commercial land (may be split into 2 parcels) with quick access to Highways 2, 2A, and 597. This property is adjacent to All-Star Sports Park, Visitor Information Centre, Protective Services, and the off-leash dog park and is nearby the Abbey Recreation Centre, existing elementary and junior high schools and the new high school site.

Encouraged uses include hotels, retail shopping, restaurants, gas stations, and commercial tourism or recreation facilities.

All off-site levies and local improvements for water, sanitary, storm curb, gutter and paving of South Street to the north of the property are included in the purchase price.



For more information contact economicdevelopment@blackfalds.com.

12. Vista Trail & Womacks Road

This commercial local district parcel is zoned for community strip mall development. It is fully serviced and about 1.5 acres in size and the legal land description is Plan 1722897 - Block 4 - Lot 65.

Located at a high visibility intersection near the Abbey Recreational Centre, All-Star Sports Park, and the Junior High School.

Nearby businesses include Pizza Hut, A-1 Max Convenience Store, Castle Guard Storage and Kids3 Child Care Centre.



For more information contact Harpreet Kalkat at gurleen11@live.ca.

13. Valley Ridge Estates

Two parcels of commercial land zoned for community strip mall development, One parcel is 1.06 acres and the other is 1.36 acres.

Located on Vista Trail, across from the Valley Crossing Condominium complex (72 units), the Abbey Recreational Centre and All-Star Sports Park.

See www.blackfalds.com/tourism-recreation/parks and www.blackfalds.com/abbeycentre for full listings of the amenities at these facilities.

Other nearby businesses include Pizza Hut, A-1 Max Convenience Store, Castle Guard Storage and Kids3 Child Care Centre.



For more information contact Ken Erickson, Tricon Developments, at 403.506.0131 or ken.erickson@tcdi.ca.

14. Highway 2A Commercial Land

30-acre parcel with approximately 1,800 ft. of highway frontage. Currently priced at 120K / acre.

This property has considerable zoning flexibility with the ability to be either commercial or light industrial, or a combination of both.

Commercial zoning may be highway (big box) or local commercial. The land is serviceable with deep water and sewer. Off-site levies have been applied, access is available, and some engineering has been completed.



For more information contact Dennis Roszell with Sutton Landmark Realty at 403.350.1914.

15. South St & McKay Blvd

This 1- acre commercial local district parcel (C-3 zoning) is situated in the southeast corner of the new and desirable residential neighbourhood, McKay Ranch.

Ideal uses at this site include a convenience store, pet grooming salon, child care facility, neighbourhood pub / restaurant, and more.

The land is serviced and available for sale or lease with the additional option to 'build to suit.'



For more information contact GS Communities at 403.341.5166.

1. Garage World Custom Storage Space

Now selling Phase 3 units! Twelve new units are ready for occupancy. Lease options are also available. The property is paved and landscaped and has a security fence and gate.



Nearby industry includes STEP Energy, Viva-Deli, OK Tire, PL Customz, Castle Guard Storage and Rotor-Tech Canada.

For more information visit www.mygarageworld.ca and contact:
Lana Pusch at 403.506.3373
Reg Cooper at 403.304.5239

2. 5424 Blackfalds Industrial Way

Two-storey freestanding building located in the Blackfalds Industrial Park, just off Hwys 2A and 597 with quick access to the QEII Hwy, and only 13 km from Red Deer. Built in 2009, the property has 9 offices, training room, lunch room, locker room, reception area and a 26,280 SF warehouse area with a fully graveled and fenced yard.



Nearby industry includes WorleyParsonsCord and K & W Machine.

For more information visit: www.salomonscommercial.com/properties/blackfalds-industrial-building-32760-sf-sale/ or contact Brett Salomons at 403.314.6187.

3. 27123 - 43, Hwy 597

6,000 sq ft of space is available for lease in this building that is situated on 3.39 acres in Burbank Industrial Park. Units have a variety of office space and mezzanines and 16' X 16' overhead doors.

This location provides superb access to the petrochemical plants and other destinations to the east as well as Hwy QEII.



For more information visit <https://advantagecommercial.ca/properties/3230-Commercial-27123-Highway-597-Blackfalds-Alberta-T0M-0J0-CAD9/> or contact Wes Giesbrecht with Advantage Commercial at 403.350.5674 or wes@advantagecommercial.ca

4. 144, 27323, South Aspelund Industrial Park

This 33,750 sq ft Class A industrial building is available for sublease. It comes with 5 acres of land included and there is an option to add an additional 8.76 acres. The building has over 21,000 sq ft of warehouse space with 5 drive through bays, wash bay, welding bay, main shop and parts storage. There is also 12,724 sq ft of office space.



For more information visit www.salomonscommercial.com/properties/33750-sf-industrial-building-sublease/ or contact Brett Salomons with Salomons Commercial at 403.313.6187.

5. 29, 27123 Hwy 597

This free standing 8,000+ sq ft building on 17.5 acres in the Burbank Industrial Park is currently for sale. Highlights include convenient access to Hwys 2A and 597. Yard is currently being used as a storage facility and tenant is willing to stay and sign a lease. Building features include office, staff room, shipping area, large shop with OH doors, and much more.



For more information visit www.salomonscommercial.com/properties/hwy-2a-industrial-building or contact Kelly Babcock with Salomons Commercial at 403.314.6188.

6. 1 - 3, Highway 597, Burbank Industrial Park

For sale - this 2-parcel package contains multiple office buildings and fabrication shops on over 9 acres of land.



For more information visit www.realtor.ca/real-estate/22398888/1-3-597-highway-blackfalds-blackfalds-industrial-park or contact Davin Kemshead with Salomons Commercial at 403.314.6190.

7. 45, 27312 TWP Rd 394

This free standing 12,000 sq ft building on four acres in the Aspelund Industrial Park is currently for sale. Highlights include convenient access to QEII and Hwy 597. The yard is gravelled and fully fenced and there are 20 paved parking stalls. Other features include over 2500 sq ft of office space and over 9,000 sq ft of shop area with six drive in bays.



For more information visit www.salomonscommercial.com/properties/freestanding-industrial-property-on-4-acres or contact Max Field with Salomons Commercial at 403.314.6186.

8. Blackfalds Industrial Park

Four fully serviced lots directly east of Hwy 2A right in Blackfalds. Parcels range from 2 acres to 13.5 acres and can be combined to make a larger parcel.

Nearby businesses include K & W Machine, WorleyParsons Cord, Co-op, Buy-Low Foods, Dollarama, Buster's Pizza & Donair, and Dairy Queen.



For more information visit www.salomonscommercial.com/properties/blackfalds-industrial-park-238-acres or contact Brett Salomons with Salomons Commercial at 403.314.6187

9. 39505 Hwy QEII

Lot 1 is 73 acres located on the north end of Blackfalds with high visibility from and access to Highway QEII. The parcel is currently designated for future light industrial zoning and is also located adjacent to new residential housing developments on the east side of the property.



For more information visit www.salomonscommercial.com/properties/lacombe-county-land-7319-acres or contact Kelly Babcock, with Salomons Commercial at 403.314.6188.

10. 5396 & 5401 South St

Two 1.5 acre parcels that are zoned light industrial. These lots, which may be combined as one parcel are just off of Hwy 2A with good access and visibility.

Nearby businesses and amenities include the Blackfalds Motor Inn, Bottle Depot, Esso, Co-op, and Shell gas stations, and the Town of Blackfalds Transfer Station.



For more information contact Troy Walker at 403.391.9707.

11. Broadway Ave

Two separate parcels currently zoned as light industrial, but also suitable for commercial development. One lot is 7 acres and the other is 28 acres.

Bare land may be purchased or leased and parcels may be subdivided into smaller lots. Property owner is also open to building to suit for tenant purchase or lease.



For more information contact Gerard Lussier at 403.350.8431 or 403.347.4064.

12. 5406 South St

5.5 acres of light industrial land that may be subdivided into 1 acre parcels. Suitable uses include auction facilities, auto body or paint shop, car wash, kennel, pet grooming, veterinary clinic or hospital, warehousing, and light manufacturing. May also be re-zoned for commercial use.

This property has easy access to Hwy 2A and is close to Hwys 597 and QEII. Nearby businesses and amenities include the Blackfalds Motor Inn, Bottle Depot, Transer Station and Co-op gas station and Convenience Bar.

The roadway is paved and services including water, wastewater, power, gas and fibre optics are available to connect to at the property boundary.



For more information contact Jim Park at parkconnect1@gmail.com or 1.250.538.8088.

13. Valley Ridge Industrial Park

Fully serviced highway light industrial land with three available sites ranging from 2.9 acres to 3.55 acres in size. Some sites may be rezoned to heavy industrial use.

This property has high visibility from and quick access to Highway QEII and is only minutes from Red Deer.

Businesses located in the park include Garage World, Kingsman Scientific Management, STEP Energy, Rotor Tech Canada, Castle Guard Storage, Viva Deli, and PL Customz.



For more information contact:
Lana Pusch at 403.506.3373 or lpusch@kingsmanSM.com
Reg Cooper at 403.304.5239

14. 27323 - 72 TWP Rd 394

9.26 acres of fully serviced industrial land in the South Aspelund Industrial Park. This property has direct exposure to the QEII Highway, which sees over 120,000 vehicles per day and is minutes away from most amenities in Blackfalds. The unassembled 23,000+ sq ft building that is on site may be purchased at additional cost.

Nearby industry includes Mustang Helicopters, Eagle Builders, Pro-Line Manufacturing, Univar, Mas Tec, Pidherney's, and Total Oilfield Rentals.



For more information visit www.collierscanada.com/en-CA/Properties/blackfalds-industrial-land-for-sale/CAN-27323-72-township-road-394-blackfalds-alberta-canada/CAN2001871 or contact Blair McArthur with Colliers International at 403.391.0669.

15. 7312-4 TWP Rd 394

Four acres in the Aspelund North Industrial Park, immediately west of Blackfalds in Lacombe County. With easy access to the QE II Highway, this parcel may also be subdivided in to two 2-acre lots.

Nearby industry includes Mustang Helicopters, Eagle Builders, Pro-Line Manufacturing, Univar, Mas Tec, Pidherney's, and Total Oilfield Rentals.



For more information visit www.salomonscommercial.com/properties/aspelund-industrial-land or contact Brett Salomons with Salomons Commercial at 403.314.6187.

16. South Aspelund Pidherney's Industrial Park

Three fully serviced parcels (lots 14 & 15) ranging from 5 - 10 acres located just outside of Blackfalds on the west side of Hwy QEII.

Nearby tenants include Pro-Line Manufacturing, Univar, Westform Metals, Mas Tec, Pidherney's, Craig Manufacturing, and the Pipe Yard.



For more information visit:
www.salomonscommercial.com/properties/south-aspelund-industrial-lot-13a
www.salomonscommercial.com/properties/south-aspelund-industrial-lot-14
www.salomonscommercial.com/properties/south-aspelund-industrial-lot-15
or contact Brett Salomons with Salomons Commercial at 403.314.6187

17. South Aspelund Business Park

17.3 acres with completed site work, just outside of Blackfalds on the west side of Hwy QEII and south of Hwy 597.

Site improvements include 8 inches of pit run and 4 inches of crush and filter fabric.



For more information visit www.salomonscommercial.com/properties/south-aspelund-business-park/ or contact Brett Salomons with Salomons Commercial Realty at 403.314.6187.

