



GRASSROOTS
REALTY GROUP

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**5296 Blindman Drive
Rural Red Deer County, Alberta**

MLS # A2110694



\$999,900

Division: Blindman Industrial Park

Lot Size: 24.71 Acres

Lot Feat: -

By Town: Blackfalds

LLD: 14-39-27-W4

Zoning: Agriculture

Water: -

Sewer: -

Utilities: -

24.71 ACRES of farmland (currently zoned farmland, is part of the Blindman Area Structure Plan) and, all on one title available in Blindman Industrial Park! Currently native grass with one active oil lease site (Oil revenue revenue of approximately \$2,500/year-NAL Resources) An ideal spot to open an RV Storage/ Mini Storage. Lot survey's available to view, as approximately 10-12 acres of land is usable for building sites (pipeline right of ways) . Current taxes of \$70.31/year makes this property. Many industrial zoning options are available for your growing business, several access approaches all ready built, for east access and south access along Blindman Drive. Rail line bordering the parcel of line adjacent to the west and curving north. Tremendous opportunity in blindman industrial Park.