



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
[aloha@grassrootsrealty.ca](mailto:aloha@grassrootsrealty.ca)

**5509 Broadway Street  
Blackfalds, Alberta**

**MLS # A2259824**



**\$2,500,000**

**Division:** Blackfalds - Other

**Lot Size:** 33.43 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** Future Development

**Water:** -

**Sewer:** -

**Utilities:** -

Development opportunity in the heart of Blackfalds! 33.43 acres identified as either light industrial or residential in the Town of Blackfalds Future Land Use Plan. Approximately 30% of the south end of the site has been used for industrial use including metal fabrication and welding. That portion of the site has a compacted gravel surface and is improved with a 40' X 80' steel building with boiler fired underfloor heat, a small mezzanine, 2 pce. washroom, 3 - 12' X 16' overhead doors and two man doors. There is also a separate 30' x 32' office building with 3 offices, 2 pce bath, lunch room and furnace room. Potential uses might be multi-family development (apartment and/or row housing), mobile home park or light industrial. The large building would make a great community centre in a multi-family or mobile home park. The balance of the land is native soil.