



GRASSROOTS
REALTY GROUP

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**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.