



**4606 East Railway Street  
Blackfalds, Alberta**

**MLS # A2285807**



**\$520,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,800 sq.ft.
<b>Zoning:</b>	I1

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	0.27 Acre
<b>Lot Feat:</b>	-

This well-maintained 2,800 sq. ft. standalone industrial building sits on a generous 0.27-acre lot within a desirable Light Industrial district, offering a rare combination of secure income and long-term operational flexibility. The expansive yard provides excellent functionality for parking, outdoor storage, or business expansion—an increasingly valuable feature for industrial users. The property benefits from a long-standing tenant in place for approximately 25 years, providing dependable cash flow for investors, while the building’s configuration and site size make it an ideal option for owner-operators planning future occupancy. A new overhead door is currently being installed, enhancing functionality and reducing near-term capital requirements. Well suited for investors seeking stable returns or owner-users looking to secure a strategic industrial foothold with flexibility for growth.