

\$2,500,000 - 5509 Broadway Street, Blackfalds

MLS® #A2259824

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Land on 33.43 Acres

Blackfalds - Other, Blackfalds, Alberta

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.

Essential Information

MLS® #	A2259824
Price	\$2,500,000
Bathrooms	0.00
Acres	33.43
Type	Land
Sub-Type	Residential Land
Status	Active

Community Information



Address	5509 Broadway Street
Subdivision	Blackfalds - Other
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0L4

Additional Information

Date Listed	September 29th, 2025
Days on Market	1
Zoning	Future Development

Listing Details

Listing Office	RE/MAX real estate central alberta
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