



GRASSROOTS
REALTY GROUP

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4606 East Railway Street
Blackfalds, Alberta

MLS # A2285807



\$520,000

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

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.27 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

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.