



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**5509 Broadway Street
Blackfalds, Alberta**

MLS # A2331762



\$2,300,000

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. The Town of Blackfalds has expressed an interest in buying approx. 3 - 4 acres for an expansion of the cemetery. They may also allow a subdivision of the industrial land and buildings on the south (approx. 9 acres). There may also be an opportunity for the balance of the land to be developed as a light industrial or commercial strip fronting onto a collector road.