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2, 5021 PARKWOOD ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Blackfalds, Alberta



Listing ID:
30557


MLS ID:
A2220265

\$474,900



 **GAVIN HEINTZ**
 (403) 358-1649

 Century 21 Advantage
 403-346-0021

 2, 5021 Parkwood Road , Blackfalds , Alberta T0M0J0

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|---|--|---|
| Transaction Type For Sale | Title Fee Simple | Days On Market 70 |
| Zoning C2 | Subdivision Highway Commercial | Building Type Office Building |
| Year Built 2002 | Structure Type Office | Property Type Commercial |
| Property Sub Type Office | Legal Plan 0323864 | Building Area (Sq. Ft.) 1844.00 |
| Building Area (Sq. M.) 171.31 | Lot Size (Sq. Ft.) 7905 | Lot Size (Acres) 0.18 |
| Construction Type Stone,Stucco,Wood Frame | Roof Asphalt Shingle | Heating Boiler,In Floor,Natural Gas |
| Inclusions N/A | Restrictions None Known | Reports Title |

Prime Commercial Property within Blackfalds! Exceptional opportunity to own commercial real estate in the thriving heart of Blackfalds. Ideally situated along Highway 2A, this high-exposure location offers maximum visibility for your business. This well-maintained building has operated successfully as a medical clinic since its original construction. The exterior features durable, low-maintenance stucco siding, a recently replaced roof, ample paved customer parking at the front, and dedicated staff parking at the rear. The interior is in excellent condition and thoughtfully laid out to accommodate a range of professional uses. It includes: two spacious waiting areas, private reception area, three large examination rooms, one procedure room, three office spaces, separate patient and staff washrooms, kitchen/staff break area. Neighbouring businesses include a pharmacy, dental clinic, and an optometrist, making it an ideal location for healthcare-related services or a complementary commercial use. Zoned C2 – Highway Commercial, this property allows for a wide variety of permitted uses, including medical, office, retail, restaurant, and more.

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