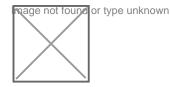


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2, 5021 PARKWOOD ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBlackfalds, Alberta

Listing ID: 30557

MLS ID: A2220265

\$474,900



 $\stackrel{\circ}{-}$ GAVIN HEINTZ

2 (403) 358-1649

□ Century 21 Advantage

403-346-0021

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2, 5021 Parkwood Road , Blackfalds , Alberta T0M0J0

Transaction Type Title Days On Market

For Sale Fee Simple 193

ZoningSubdivisionBuilding TypeC2Highway CommercialOffice Building

Year BuiltStructure TypeProperty Type2002OfficeCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Office 0323864 1844.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

171.31 7905 0.18

Construction Type Roof Heating

Stone, Stucco, Wood Frame Asphalt Shingle Boiler, In Floor, Natural Gas

InclusionsRestrictionsReportsN/ANone KnownTitle

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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