

# \$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 | 20                   |
| Zoning         | Future Development   |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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