

\$474,900 - 2, 5021 Parkwood Road, Blackfalds

MLS® #A2220265

\$474,900

0 Bedroom, 0.00 Bathroom, 1,844 sqft

Office on 0.18 Acres

Highway Commercial, Blackfalds, Alberta

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 â€“ Highway Commercial, this property allows for a wide variety of permitted uses, including medical, office, retail, restaurant, and more. (id:6289)

Built in 2002

Essential Information

Listing # A2220265



Price	\$474,900
Bathrooms	0.00
Square Footage	1,844
Acres	0.18
Year Built	2002
Type	Office
Sub-Type	Bare Land Condo

Community Information

Address	2, 5021 Parkwood Road
Subdivision	Highway Commercial
City	Blackfalds
Province	Alberta
Postal Code	T0M0J0

Interior

Heating	Natural gas In Floor Heating
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Exterior

Exterior	Stone, Stucco
Construction	Wood frame

Listing Details

Listing Office	Century 21 Advantage
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