

\$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	24
Zoning	Future Development

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.