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

MLS® #A2220265

## \$474,900

0 Bedroom, 0.00 Bathroom, Commercial 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 – Highway Commercial, this property allows for a wide variety of permitted uses, including medical, office, retail, restaurant, and more.







Built in 2002

#### **Essential Information**

MLS® # A2220265 Price \$474,900 Bathrooms 0.00 Acres 0.18 Year Built 2002

Type Commercial

Sub-Type Office Status Active

# **Community Information**

Address 2, 5021 Parkwood Road

Subdivision Highway Commercial

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M0J0

Interior

Heating Boiler, In Floor, Natural Gas

**Exterior** 

Roof Asphalt Shingle

Construction Stone, Wood Frame, Stucco

### **Additional Information**

Date Listed May 12th, 2025

Days on Market 180 Zoning C2

## **Listing Details**

Listing Office Century 21 Advantage

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