

\$799,000 - 5101 Broadway Avenue, Blackfalds

MLS® #A2070767

\$799,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.21 Acres

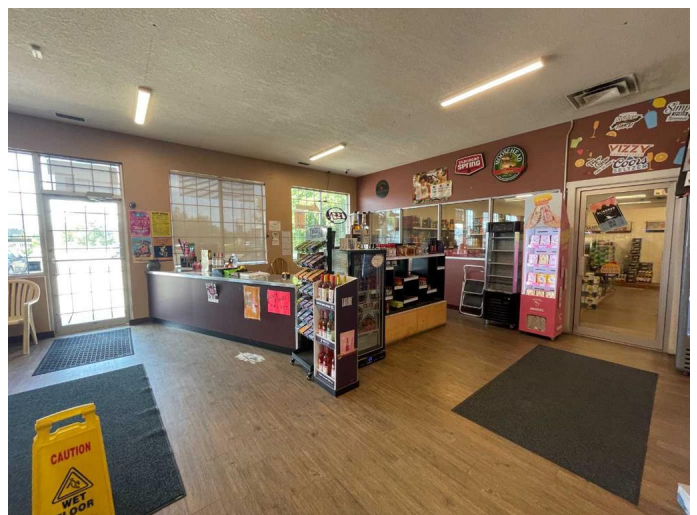
Downtown, Blackfalds, Alberta

****SALE LEASEBACK:** Vendor is willing to do a long term lease for a purchaser, business can also be acquired as part of the transaction.**
Great opportunity to obtain a 3,500 SF Freestanding Commercial Building situated on 0.21 acres. Located in Blackfalds downtown area along Broadway Avenue, and convenient access to Highway 2A. This building has been well maintained, features an open retail area, private office, washroom, loading dock, and storage area. Possession is negotiable. Ideal location for an array of businesses as Blackfalds is one of Canada's fastest growing communities, current population is 11,962 with a steady increase of 3.5% each year. Notable businesses in immediate trading area include: Eagle Builders Centre, Piccolos Pizza & Pasta, Canada Post, Servus Credit Union, and Blackfalds Chiropractic Centre.

Built in 1997

Essential Information

MLS® #	A2070767
Price	\$799,000
Sold Price	\$700,000
Bathrooms	0.00
Acres	0.21
Year Built	1997
Type	Commercial
Sub-Type	Retail



Status	Sold
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Community Information

Address	5101 Broadway Avenue
Subdivision	Downtown
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Additional Information

Date Listed	July 31st, 2023
Date Sold	March 21st, 2025
Days on Market	597
Zoning	C1
HOA Fees	0.00

Listing Details

Listing Office	Salomons Commercial
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