



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



Main Photo

Property Description

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.

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