

# \$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	150
Zoning	C2

### **Listing Details**

Listing Office	Century 21 Advantage
----------------	----------------------

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.