CENTURY 21 ADVANTAGE COMMERCIAL®

For Sale

Main Street Exposure

4914 Broadway Ave
Blackfalds, Alberta

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CENTURY 21 Advantage
905-4747 67 St
Red Deer, AB, T4N 6H3
Office: 403.346.0021

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Municipal Address:
4914 Broadway Ave, Blackfalds, AB

Legal Description:
Lot 10 & 11; Block 13; Plan 3446HW

Size:
11,000 sq ft

Site area:
98’ x 138’

Taxes (2019):
$6,547

Age:
1985

Zoning:
C2

Available:
30 days

Sale Price:
$650,000

Gross income:
$70,000/yr

Operating Costs:
$49,500/yr

Property details:

- **Two store front spaces with pharmacy as long term, anchor tenant**
- **3500 sq ft vacant space**
- **Recent improvements include new HVAC, water tanks, electrical panels, roof and more**
- **Overhead door and grade level loading**

The information contained herein is believed to be true and accurate but does not form part of any future contract. The property is subject to sale, withdrawal or price changes without notice. The information contained herein is based upon the information furnished by the principle and sources which we deem to be reliable but for which we cannot assume responsibility.

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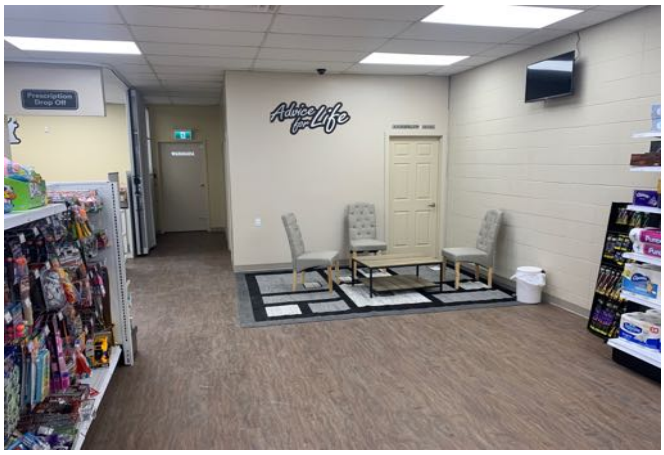
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