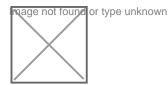


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

32, 5217 DUNCAN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBlackfalds, Alberta

Listing ID: 29216

MLS ID: A2190663

\$205,000



△ GARY HEALD

☐

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32, 5217 Duncan Avenue, Blackfalds, Alberta T0M 0J0

Transaction TypeDays On MarketZoningFor Sale146IND

SubdivisionBuilding TypeYear BuiltBlackfalds - OtherCondo Complex2015

Structure TypeProperty TypeProperty Sub TypeIndustrialCommercialMixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1424158 1134.00 105.35

Lot Size (Sq. Ft.) Lot Size (Acres) Roof

1133 0.03 Membrane,Metal

Access to Property

FoundationHeatingAccessible to Major Traffic Route, DirectPoured ConcreteOverhead Heater(s), Natural GasAccess, On Major Traffic Route, Paved

Road

Inclusions Restrictions Reports

N/A None Known Aerial Photos, Call Lister, Condo/Strata

None Known
Bylaws

Incredible place to store vehicles , boats , RV or anything you need. $24' \times 50'$ Bay . Garage world is easy to access with full security fencing and paved parking. Ultimate work shop or Man Cave. Concrete structure with fire rating and solid 4" concrete Garage base . All concrete building – fire resistant, durable, long lasting 8" walls with 3" R18 Styrofoam thermal mass insulation 4" concrete floors Metal roof with standing seam and R20 insulation Minimum of 60,000 btu hanging heater 60 amp electrical panel (120 - 240) 1 convenience plug – 115 at panel 4 - 4 lamp fluorescents – 15 high output Ceiling slopes from 18-20' with enough height for mezzanine $16' \times 14' - 1.5''$ insulated overhead door with chain hoist 3' walk-in door Floor sump 2 common wheelchair accessible washrooms 1 water hose bib Paved and landscaped yard 6' security fence surrounding the perimeter; pre-cast posts with white vinyl fencing and chain link Individually metered water, gas and power Telus fibre running to each unit

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