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46, 5217 DUNCAN AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Blackfalds, Alberta

Listing ID:
29217

MLS ID:
A2190666

\$225,000



 **GARY HEALD**
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 46, 5217 Duncan Avenue , Blackfalds , Alberta T0M 0J0

Transaction Type For Sale	Title Fee Simple	Days On Market 365
Zoning IND	Subdivision Blackfalds - Other	Building Type Condo Complex
Year Built 2019	Structure Type Multi Unit	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1424158	Building Area (Sq. Ft.) 1375.00
Building Area (Sq. M.) 127.74	Lot Size (Sq. Ft.) 1428	Lot Size (Acres) 0.03
Footprint (Sq. Ft.) 1428	Construction Type Concrete,Metal Frame	Roof Membrane,Metal
Foundation Poured Concrete	Heating Overhead Heater(s),Natural Gas	Access to Property Accessible to Major Traffic Route,Direct Access,On Major Traffic Route
Inclusions N/A	Restrictions None Known	Reports Aerial Photos,Call Lister,Condo/Strata Bylaws

Incredible place to store vehicles , boats , RV or anything you need . 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 – T5 high output Ceiling slopes from 18-20' with enough height for mezzanine 16' X 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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