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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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 RE/MAX First
 403-278-2900

 46, 5217 Duncan Avenue , Blackfalds , Alberta T0M 0J0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	334
Zoning	Subdivision	Building Type
IND	Blackfalds - Other	Condo Complex
Year Built	Structure Type	Property Type
2019	Multi Unit	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Mixed Use	1424158	1375.00
Building Area (Sq. M.)	Lot Size (Sq. Ft.)	Lot Size (Acres)
127.74	1428	0.03
Footprint (Sq. Ft.)	Construction Type	Roof
1428	Concrete,Metal Frame	Membrane,Metal
Foundation	Heating	Access to Property
Poured Concrete	Overhead Heater(s),Natural Gas	Accessible to Major Traffic Route,Direct Access,On Major Traffic Route
Inclusions	Restrictions	Reports
N/A	None Known	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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