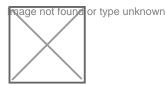


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

46, 5217 DUNCAN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBlackfalds, Alberta

Listing ID: 29217

MLS ID: A2190666

\$225,000



A GARY HEALD

2 (403) 891-3474

RE/MAX First

403-278-2900

r<u>M</u>1

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

Transaction Type

For Sale

Title

Days On Market

166

Zoning

IND

Subdivision

Fee Simple

Blackfalds - Other

Building Type
Condo Complex

Property Type

Year Built

2019

Structure Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 1424158

Multi Unit

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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