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1, 5220 DUNCAN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Blackfalds, Alberta

Listing ID:
29218


MLS ID:
A2190667

\$405,000



 **GARY HEALD**
 (403) 891-3474

 RE/MAX First
 403-278-2900

 1, 5220 Duncan Avenue , Blackfalds , Alberta T0M 0J0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

85

Zoning

I1

Subdivision

Blackfalds - Other

Building Type

Condo Complex

Year Built

2014

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1523748

Building Area (Sq. Ft.)

4148.00

Building Area (Sq. M.)

385.36

Lot Size (Sq. Ft.)

3000

Lot Size (Acres)

0.07

Construction Type

Concrete,Metal Frame

Roof

Membrane

Foundation

Poured Concrete

Cooling

Central Air

Heating

Forced Air,Natural Gas,Radiant

Lot FeaturesBacks on to Park/Green
Space,Landscaped,Treed**Commercial Amenities**Boardroom,Mezzanine,Parking-
Extra,Paved Yard,Storefront**Inclusions**

N/A

Restrictions

None Known

ReportsAerial Photos,Audited Financial
Statements,Condo/Strata
Bylaws,Financial
Statements,Leases,Pro-Forma,Rent Roll

Exceptional Investment Opportunity: Prime Light Industrial Property on the QEII Highway Overview: Seize the chance to invest in a premier light industrial property with unbeatable highway exposure and outstanding investment potential. This top-tier building, directly backing the QEII Highway, offers exceptional signage visibility and a robust current cap rate 11.2% . Established rental incomes and long-term leases, this property promises a steady and reliable return on investment. Property Highlights: Strategic Location: Enjoy prime positioning with direct access to the QEII Highway, ensuring high visibility and ease of access for tenants and clients alike. Generous Parking: Ample parking space is available, catering to both employees and visitors. High-Quality Construction: Built to last with concrete and steel by renowned Eagle Builders, ensuring durability and minimal maintenance. Flexible Space: The building boasts over 4,100 sq ft of well-utilized space, divided into a versatile main floor and a functional upper level. Main Floor: Features a spacious office front with bathroom facilities and a 2,200 sq ft workshop, complete with a 16-foot roll-up door for easy loading and unloading. Upper Floor: Includes a substantial office area with a boardroom, accessible via a separate exterior entrance. The interior offices are finished to Class A standards, reflecting a high level of quality and professionalism. Mezzanine: A generous mezzanine above the shop offers additional space with convenient access from both the bay and the office area. Investment Appeal: This property is designed to meet the needs of a diverse range of tenants, making it a highly attractive investment. Its high-quality construction, strategic location, and well-appointed office spaces make it a sought-after asset in the light industrial market. With long-term leases already in place and a solid cap rate, this investment is poised to offer both immediate and long-term financial benefits. Why Invest? Strong Return: Current cap rate of 7.2% ensures a promising return on investment. Prime Location: Direct highway access and visibility enhance the property's appeal and accessibility. High-Quality Build: Constructed with concrete and steel for durability and low upkeep. Attractive Leases: Three rental incomes with long-term leases provide a stable revenue stream. Don't miss out on this fantastic opportunity to own a premium light industrial property with top-notch features and a strong investment return. Contact us today to learn more and schedule a viewing.

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