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7, 5217 DUNCAN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Blackfalds, Alberta

Listing ID:
29222

MLS ID:
A2191848

\$205,000



 **GARY HEALD**
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 **RE/MAX First**
 403-278-2900

 7, 5217 Duncan Avenue , Blackfalds , Alberta T0M0J0

Transaction Type	Days On Market	Zoning
For Sale	354	IND
Subdivision	Year Built	Structure Type
Blackfalds Industrial Park	2014	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	1424158
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
1138.00	105.72	1136
Lot Size (Acres)	Inclusions	Restrictions
0.03	N/A	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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