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## 22, 5217 DUNCAN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Blackfalds, Alberta



**Listing ID:**  
29248


**MLS ID:**  
A2191856

**\$205,000**



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

 RE/MAX First  
 403-278-2900

 22, 5217 Duncan Avenue , Blackfalds , Alberta T0M0J0

**Transaction Type**

For Sale

**Days On Market**

165

**Zoning**

IND

**Subdivision**

Blackfalds Industrial Park

**Year Built**

2015

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

1424158

**Building Area (Sq. Ft.)**

1138.00

**Building Area (Sq. M.)**

105.72

**Lot Size (Sq. Ft.)**

1129

**Lot Size (Acres)**

0.03

**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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