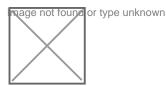


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

33, 5217 DUNCAN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBlackfalds, Alberta

Listing ID: 29250

MLS ID: A2191859

\$156,000



△ GARY HEALD

2 (403) 891-3474

RE/MAX First

403-278-2900

33, 5217 Duncan Avenue, Blackfalds, Alberta T0M0J0

Transaction Type

For Sale

Days On Market

144

Zoning IND

Subdivision

Blackfalds Industrial Park

Year Built 2015

Industrial

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 1424158

Building Area (Sq. Ft.)

Building Area (Sq. M.) 78.13

Lot Size (Sq. Ft.)

Structure Type

835

841.00

Lot Size (Acres)

0.02

Heating

Forced Air, Natural Gas

Inclusions

N/A

Restrictions
None Known

Aerial Photos, Call Lister, Condo/Strata

Bylaws

Reports

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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