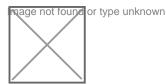


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **42, 5217 DUNCAN AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Blackfalds, Alberta

Listing ID: 29254

MLS ID: A2191882

\$205,000



△ GARY HEALD☑ (403) 891-3474

III RE/MAX First☑ 403-278-2900

42, 5217 Duncan Avenue, Blackfalds, Alberta T0M0J0

**Transaction Type** 

For Sale

Subdivision

Blackfalds Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

1138.00

Lot Size (Acres)

0.03

Reports

Aerial Photos, Call Lister, Condo/Strata

Bylaws

**Days On Market** 

214

Year Built

2019

**Property Sub Type** 

Mixed Use

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

105.72

Inclusions

N/A

Zoning

IND

Structure Type

Industrial

Legal Plan 1424158

Lot Size (Sq. Ft.)

1135

Restrictions

None Known

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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