



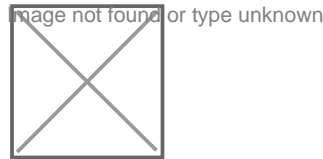
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**Regional Contact**

Kim Uhersky 4036273156 [communications@pinchercreek.ca](mailto:communications@pinchercreek.ca) [Visit Website](#)

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## 2, 5220 DUNCAN AVENUE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Blackfalds, Alberta

**Listing ID:**  
34893

**MLS ID:**  
A2295441

**\$19**



**WESLEY GIESBRECHT**  
 (403) 350-5674

Century 21 Advantage  
 403-346-0021

2, 5220 Duncan Avenue , Blackfalds , Alberta T0M0J0

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Subdivision</b> Highway Commercial
<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building,See Remarks	<b>Year Built</b> 2014	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 1523748
<b>Building Area (Sq. Ft.)</b> 995.00	<b>Building Area (Sq. M.)</b> 92.44	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

STUNNING OFFICE SPACE FOR LEASE! Featuring ultra-high-end finishes, glass walls, granite counters, granite-walled baths & more. Featuring exposure along QE2 and situated on the second floor of the Wood Group Business Centre, this 995 SQ FT 2-office, boardroom, private bath, and a galley reception area screams, "Take me now!" Impress your clients and suppliers alike with award-winning finishes throughout. Make it fun to go to the office in this efficient CONCRETE BUILDING with front and rear parking with a paved lot. Office 1: 9'10"x11", Office 2: 9'10"x12", Boardroom: 11"x12", and open office/ reception area. Lease rates starting at \$19.00/PSF plus NNN costs of \$5.00/PSF (includes everything except internet/phones)

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