$205,000 - 36, 5217 Duncan Avenue, Blackfalds

MLS® #A2191876

$205,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.02 Acres

Blackfalds Industrial Park, Blackfalds, Alberta

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 4â€• concrete Garage base . All concrete building â€" fire resistant, durable, long lasting 8â€• walls with 3â€• R18 Styrofoam thermal mass insulation 4â€• concrete floors Metal roof with standing seam and R20 insulation Minimum of 60,000 btu hanging heater 60 amp electrical panel (120 â€" 240) 1 convenience plug â€" 115 at panel 4 â€" 4 lamp fluorescents â€" T5 high output Ceiling slopes from 18-20' with enough height for mezzanine 16â€™ X 14â€™ â€" 1.5â€• insulated overhead door with chain hoist 3â€™ walk-in door Floor sump 2 common wheelchair accessible washrooms 1 water hose bib Paved and landscaped yard 6â€™ 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

Built in 2019

Essential Information

MLS® #	A2191876
Price	$205,000
Bathrooms	0.00
Acres	0.02

Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	36, 5217 Duncan Avenue
Subdivision	Blackfalds Industrial Park
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Additional Information

Date Listed	February 3rd, 2025
Days on Market	141
Zoning	IND

Listing Details

Listing Office	RE/MAX First