# \$205,000 - 12, 5217 Duncan Avenue, Blackfalds

MLS® #A2190672

## \$205,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.03 Acres

Blackfalds - Other, 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 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 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

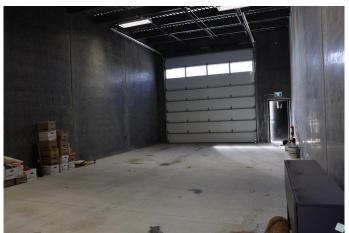
16' X 14' – 1.5― insulated overhead door with chain hoist 3' walk-in door

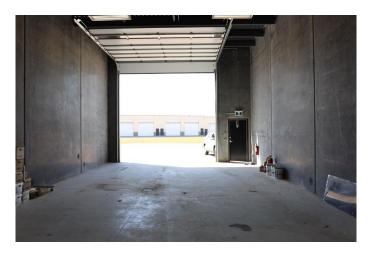
Floor sump

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







Built in 2014

#### **Essential Information**

MLS® # A2190672 Price \$205,000

Bathrooms 0.00 Acres 0.03 Year Built 2014

Type Commercial Sub-Type Mixed Use

Status Active

# **Community Information**

Address 12, 5217 Duncan Avenue

Subdivision Blackfalds - Other

City Blackfalds

County Lacombe County

Province Alberta
Postal Code T0M 0J0

#### Interior

Heating Overhead Heater(s), Natural Gas

#### **Exterior**

Roof Metal

Construction Concrete

Foundation Poured Concrete

#### **Additional Information**

Date Listed January 28th, 2025

Days on Market 85
Zoning IND

## **Listing Details**

Listing Office RE/MAX First

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