

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

MLS® #A2190672

\$205,000

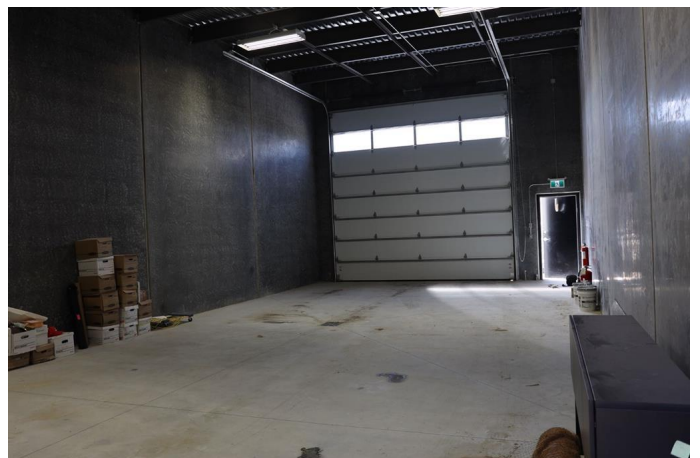
0 Bedroom, 0.00 Bathroom,
Commercial on 0.03 Acres

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 " 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

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	84
Zoning	IND

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.