

# \$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	Natural Gas, Overhead Heater(s)
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### **Exterior**

Roof	Metal
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 28th, 2025
Days on Market	45
Zoning	IND

### **Listing Details**

Listing Office	RE/MAX First
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