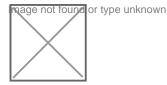


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 8, 5217 DUNCAN AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Blackfalds, Alberta

Listing ID:

25657

MLS ID:

A2139784

\$255,175



**△** GARY HEALD

**2** (403) 216-1600

RE/MAX Real Estate (Central)

**403-216-1600** 

rP.

8, 5217 Duncan Avenue, Blackfalds, Alberta T0L 0J0

Transaction Type Title Days On Market

For Sale Fee Simple 81

Zoning Subdivision

I-1 Blackfalds Industrial Park Mixed Use

Year BuiltStructure TypeProperty Type2014Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

**Building Type** 

Industrial 1424158 1188.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

110.37 1188 0.03

Footprint (Sq. Ft.)

Construction Type
Concrete,ICFs (Insulated Concrete

1188 Forms),See Remarks Metal

Foundation Heating Inclusions

Poured Concrete Overhead Heater(s), Natural Gas N/a

Reports

**Restrictions** Annual Property Operating Data, Building

None Known Plans, Condo/Strata Bylaws, Other

Documents

Show suite unit with Appoxy flooring and powder coated mezzanine. This unit is loaded with extras like Swiss traxx flooring and cabinets upper and lower with lighting. The units are fire rated and fully heated with over 60,000 BTU over head heaters. WE have 22 units available varying in size and shape. We have a waiting list on the leases. Great investment or personal use.

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