

\$2,278,700 - 5220 Duncan Avenue, Blackfalds

MLS® #A2062791

\$2,278,700

0 Bedroom, 0.00 Bathroom,
Commercial on 2.72 Acres

Industrial Light, Blackfalds, Alberta

Fantastic investment opportunity with fully leased building with 2 extra lots for 9 additional bays with offices above . Located minutes outside Red Deer and considered Red Deer Service area . Stunning building with Almost 3 acres of PRIME QEII Exposure and 4 way access to highway. Building plans and full drawling available for an additional 9 bays with offices above. (32,373 sqâ€™ avail for build) good Cap rate and fully leased .

Built in 2015

Essential Information

MLS® #	A2062791
Price	\$2,278,700
Sold Price	\$2,100,000
Bathrooms	0.00
Acres	2.72
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	5220 Duncan Avenue
Subdivision	Industrial Light
City	Blackfalds
County	Lacombe County
Province	Alberta



Postal Code T0M 0J0

Amenities

Utilities Cable Internet Access, Electricity Available, Electricity Connected,
Garbage Collection

Additional Information

Date Listed July 3rd, 2023
Date Sold May 24th, 2024
Days on Market 325
Zoning I1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX REAL ESTATE (CENTRAL)

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