

\$209,900 - 16, 5217 Duncan Avenue, Blackfalds

MLS® #A2129964

\$209,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.03 Acres

Blackfalds - Other, Blackfalds, Alberta

Welcome to Garage World. An ideal heated storage unit perfect for a number of options. Wonderful space to securely store your vehicles, RV's, boats or motor cycles. Set up your own work shop inside and enjoy a number of personal hobbies to work on. This updated 24x48 unit offers finished epoxy flooring with floor drain, a two piece bathroom, heated plus has an upper mezzanine for storage. Height is not an issue as there is a 16ft door and the ceilings are 19ft to allow for higher trailers or vehicles. All concrete walls by Eagle Builders, 3 inch R28 Styrofoam thermal mass insulation, 4 inch concrete floors, metal roof plus this one is even wired for Fibre Optik plus already has a 30amp for RV's. Monthly condo fees of \$105 which include snow removal, yard maintenance, waste disposal, common area utilities plus insurance. Paved all the way there is also a 6 ft fence as well as security gate at the entrance. Great access to North & South bound QE2 makes for ease of getting to. If your looking to safely store your vehicles, collector items or even just your own personal Man Cave this could be right for you.

Built in 2014

Essential Information

MLS® #	A2129964
Price	\$209,900
Sold Price	\$200,000



Bathrooms	0.00
Acres	0.03
Year Built	2014
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	16, 5217 Duncan Avenue
Subdivision	Blackfalds - Other
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Interior

Heating	Forced Air, Natural Gas
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Exterior

Roof	Metal
Construction	Concrete

Additional Information

Date Listed	May 7th, 2024
Date Sold	July 5th, 2024
Days on Market	59
Zoning	I-1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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