

\$212,000 - 13, 5217 Duncan Avenue, Blackfalds

MLS® #A2243611

\$212,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Blackfalds Industrial Park, Blackfalds, Alberta

This 24ft x 49.5ft deep unit includes an entirely concrete structure offering fire-resistant, durable longevity, with 8-inch walls insulated using 3-inch R-18 Styrofoam to provide excellent thermal mass, and 4-inch concrete floors. A metal roof with standing-seam design and R-20 insulation supports a minimum 60,000 BTU hanging heater for reliable heating. This unit is serviced by a 60 amp (120/240V) electrical panel with one 115V convenience plug, and illuminated by four high-output T5 fluorescent fixtures. The ceiling slopes between 18 and 20 feet allowing mezzanine installation while a 16' x 14' insulated overhead door (1.5" thickness), plus a 3' walk-in door ensures easy access. Interior drainage is supported via floor sump, and a water hose bib provides exterior utility. Owners & Tenants have access to two wheelchair-accessible washrooms in the common area. The paved and landscaped yard surrounds the building, enclosed by a 6' security fence featuring precast posts with white vinyl and chain-link. Utilities (water, gas, power) are individually metered, with Telus fibre connectivity running to each unit. This unit comes rough-in ready for a toilet, exhaust fan and make-up air system, and includes a phone service conduit (wire not supplied) from the mechanical room. Common amenities maintained by Garage World include garbage bins, yard lighting over each set of man doors, building insurance, and a controlled-access security gate. You can



customize your unit: interior layout build-outs, garage door opener, mezzanine construction, full washroom, custom cabinetry, epoxy flooring, vehicle lifts, alarm systems and surveillance, and much more tailored to your business needs. Situated in Blackfalds industrial area just off hwy 2, the access is easy to get to.

Built in 2015

Essential Information

MLS® #	A2243611
Price	\$212,000
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	13, 5217 Duncan Avenue
Subdivision	Blackfalds Industrial Park
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T0M0J0

Interior

Heating	Forced Air, Natural Gas
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Exterior

Construction	Concrete
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Additional Information

Date Listed	July 26th, 2025
Days on Market	4
Zoning	IND

Listing Details

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