



**GRASSROOTS**  
REALTY GROUP

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33, 5217 Duncan Avenue  
Blackfalds, Alberta

MLS # A2191859



**\$156,000**

**Division:** Blackfalds Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 841 sq.ft.

**Zoning:** IND

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.02 Acre

**Lot Feat:** -

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 - 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