

\$405,000 - 1, 5220 Duncan Avenue, Blackfalds

MLS® #A2190667

\$405,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

Blackfalds - Other, Blackfalds, Alberta

Exceptional Investment Opportunity: Prime Light Industrial Property on the QEII Highway
Overview: Seize the chance to invest in a premier light industrial property with unbeatable highway exposure and outstanding investment potential. This top-tier building, directly backing the QEII Highway, offers exceptional signage visibility and a robust current cap rate 11.2% . Established rental incomes and long-term leases, this property promises a steady and reliable return on investment.

Property Highlights:

Strategic Location: Enjoy prime positioning with direct access to the QEII Highway, ensuring high visibility and ease of access for tenants and clients alike.

Generous Parking: Ample parking space is available, catering to both employees and visitors.

High-Quality Construction: Built to last with concrete and steel by renowned Eagle Builders, ensuring durability and minimal maintenance.

Flexible Space: The building boasts over 4,100 sq ft of well-utilized space, divided into a versatile main floor and a functional upper level.

Main Floor: Features a spacious office front with bathroom facilities and a 2,200 sq ft workshop, complete with a 16-foot roll-up door for easy loading and unloading.

Upper Floor: Includes a substantial office area with a boardroom, accessible via a separate



exterior entrance. The interior offices are finished to Class A standards, reflecting a high level of quality and professionalism.

Mezzanine: A generous mezzanine above the shop offers additional space with convenient access from both the bay and the office area.

Investment Appeal: This property is designed to meet the needs of a diverse range of tenants, making it a highly attractive investment. Its high-quality construction, strategic location, and well-appointed office spaces make it a sought-after asset in the light industrial market. With long-term leases already in place and a solid cap rate, this investment is poised to offer both immediate and long-term financial benefits.

Why Invest?

Strong Return: Current cap rate of 7.2% ensures a promising return on investment.

Prime Location: Direct highway access and visibility enhance the property's appeal and accessibility.

High-Quality Build: Constructed with concrete and steel for durability and low upkeep.

Attractive Leases: Three rental incomes with long-term leases provide a stable revenue stream.

Don't miss out on this fantastic opportunity to own a premium light industrial property with top-notch features and a strong investment return. Contact us today to learn more and schedule a viewing.

Built in 2014

Essential Information

| | |
|------------|------------|
| MLS® # | A2190667 |
| Price | \$405,000 |
| Bathrooms | 0.00 |
| Acres | 0.07 |
| Year Built | 2014 |
| Type | Commercial |

| | |
|----------|-----------|
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1, 5220 Duncan Avenue |
| Subdivision | Blackfalds - Other |
| City | Blackfalds |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0M 0J0 |

Interior

| | |
|---------|----------------------------------|
| Heating | Forced Air, Natural Gas, Radiant |
| Cooling | Central Air |

Exterior

| | |
|-----------------|---|
| Lot Description | Backs on to Park/Green Space, Landscaped, Treed |
| Roof | Membrane |
| Construction | Concrete, Metal Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | February 3rd, 2025 |
| Days on Market | 93 |
| Zoning | I1 |

Listing Details

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| Listing Office | RE/MAX First |
|----------------|--------------|

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