

# \$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

Date Listed	February 3rd, 2025
Days on Market	74
Zoning	I1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.