

# \$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	98
Zoning	I1

### Listing Details

Listing Office	RE/MAX First
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