$11 - 3, 8 Gateway Boulevard, Rural Clearwater County

MLS® #A2177935

$11
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Gateway Industrial Park, Rural Clearwater County, Alberta

Industrial condo located in Gateway Industrial Park, just east of Rocky Mountain House. Just off Highway 11 with easy
access and good visibility. End-unit with ample parking, outdoor has a side-gated storage space, at rear- bay is two 16X14 ft overhead doors, plus an approximate 20ft concrete apron. The shop has radiant heat (one on the east and one on the west walls of shop). Extras include Makeup Air and metal clad walls in warehouse and forced air furnace with AC for the front office area and upper mezzanine. The developed mezzanine includes a large lunch room, conference room, and 3 offices. The main- floor office area includes a reception area, 2 offices, and 2 bathrooms. The main- shop area also includes a bathroom and shop change room. Main-floor footprint is 5,571SF (with the shop being 4,695SF) plus the developed mezzanine being 1,357SF. ~ $10.75/sqft 5 year lease ($6,270/mo net).

Built in 2006

Essential Information

MLS® #	A2177935
Price	$11
Bathrooms	0.00
Acres	0.00
Year Built	2006

Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	3, 8 Gateway Boulevard
Subdivision	Gateway Industrial Park
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Additional Information

Date Listed	November 5th, 2024
Days on Market	281
Zoning	LI

Listing Details

Listing Office	Royal Lepage Network Realty Corp.

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