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3, 8 GATEWAY BOULEVARD FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Rural Clearwater County, Alberta

Listing ID:

26829 A2177935

\$10.75



△ SHANTEL CAMPBELL

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3, 8 Gateway Boulevard , Rural Clearwater County , Alberta T4T 2A3

MLS ID:

Transaction Type

For Lease

Lease Frequency

Monthly

Nearest Town

Rocky Mountain House

Property Type Commercial

Building Area (Sq. M.)

643.63

Reports None **Days On Market**

345

Zoning

LI

Year Built 2006

Property Sub Type

Industrial

Inclusions crane

Lease Amount

10.75

Subdivision

Gateway Industrial Park

Structure Type

Industrial

Building Area (Sq. Ft.)

6928.00

Restrictions

None Known

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).

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