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3, 8 GATEWAY BOULEVARD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Clearwater County, Alberta



Listing ID:
26964


MLS ID:
A2181202

\$749,000



 **SHANTEL CAMPBELL**
 (403) 396-0721

 Royal LePage Network Realty Corp.
 403-346-8900

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

Transaction Type

For Sale

Days On Market

266

Zoning

L1

Subdivision

Gateway Industrial Park

Nearest Town

Rocky Mountain House

Building Type

Condo Complex

Year Built

2006

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1120560

Building Area (Sq. Ft.)

6928.00

Building Area (Sq. M.)

643.63

Footprint (Sq. Ft.)

5571

Heating

Overhead Heater(s)

Inclusions

crane

Restrictions

None Known

Reports

Other Documents

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. HVAC for upstairs replaced 2022. Crane inspected in April 2025.

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