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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	Days On Market	Zoning
For Sale	394	L1
Subdivision	Nearest Town	Building Type
Gateway Industrial Park	Rocky Mountain House	Condo Complex
Year Built	Structure Type	Property Type
2006	Industrial	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Industrial	1120560	6928.00
Building Area (Sq. M.)	Footprint (Sq. Ft.)	Heating
643.63	5571	Overhead Heater(s)
Inclusions	Restrictions	Reports
crane	None Known	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 approminate 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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