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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**  
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 Royal LePage Network Realty Corp.  
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3, 8 Gateway Boulevard , Rural Clearwater County , Alberta T4T 2A3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 454	<b>Zoning</b> L1
<b>Subdivision</b> Gateway Industrial Park	<b>Nearest Town</b> Rocky Mountain House	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2006	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1120560	<b>Building Area (Sq. Ft.)</b> 6928.00
<b>Building Area (Sq. M.)</b> 643.63	<b>Footprint (Sq. Ft.)</b> 5571	<b>Heating</b> Overhead Heater(s)
<b>Inclusions</b> crane	<b>Restrictions</b> None Known	<b>Reports</b> 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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