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9 GATEWAY DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Clearwater County, Alberta

Listing ID:

33086

MLS ID:

A2273407

\$1,350,000



 **KIMBERLY MCDONALD**

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9 Gateway Drive , Rural Clearwater County , Alberta T4T 1P3

| | | |
|---|--------------------------------|--|
| Transaction Type | Days On Market | Zoning |
| For Sale | 63 | I |
| Subdivision | Nearest Town | Year Built |
| Gateway Industrial Park | Rocky Mountain House | 2013 |
| Structure Type | Property Type | Property Sub Type |
| Industrial | Commercial | Industrial |
| Legal Plan | Building Area (Sq. Ft.) | Building Area (Sq. M.) |
| 1224449 | 10500.00 | 975.47 |
| Lot Size (Sq. Ft.) | Lot Size (Acres) | Lot Features |
| 91911 | 2.11 | Low Maintenance Landscape, See Remarks |
| Access to Property | Inclusions | Restrictions |
| On Major Traffic Route, Visual Exposure | N/A | See Remarks |

Reports

Aerial Photos, Land Survey, Title

** Receivership Sale and Bailiff Sale** Building is well-suited for a variety of industrial operations given its configuration, future multiple loading doors and low coverage site plan. The main building, 10,500 SF sits on 2.11 acres± and offers a superior land-to-building ratio of 11%. The property is ready for outdoor storage, vehicle marshalling areas for transport/distribution or lot staging. Located in Clearwater County with excellent access to freeways and major arteries.

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