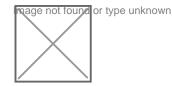




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 9 GATEWAY DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Clearwater County, Alberta

Listing ID:

33086 A2273407

\$1,350,000



△ KIMBERLY MCDONALD

MLS ID:

**2** (403) 846-6654

**403-844-3030** 

rM1

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

Transaction Type Zoning Subdivision

For Sale I Gateway Industrial Park

Nearest Town Year Built Structure Type

Rocky Mountain House 2013 Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial1224449

Building Area (Sq. Ft.) Building Area (Sq. M.) Lot Size (Sq. Ft.)

10500.00 975.47 91911

Lot Size (Acres)

Low Maintenance Landscape, See

Access to Property

2.11 On Major Traffic Route, Visual Exposure

Inclusions Restrictions Reports

N/A See Remarks Aerial Photos,Land Survey,Title

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<sup>\*\*</sup> Receivership 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 sites 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.