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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**
 (403) 846-6654

 RE/MAX real estate central alberta
 403-844-3030

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

Transaction Type

For Sale

Days On Market

63

Zoning

I

Subdivision

Gateway Industrial Park

Nearest Town

Rocky Mountain House

Year Built

2013

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1224449

Building Area (Sq. Ft.)

10500.00

Building Area (Sq. M.)

975.47

Lot Size (Sq. Ft.)

91911

Lot Size (Acres)

2.11

Lot FeaturesLow Maintenance Landscape,See
Remarks**Access to Property**

On Major Traffic Route,Visual Exposure

Inclusions

N/A

Restrictions

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 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.

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