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135 & 141 CLEARMILE AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Red Deer County, Alberta

Listing ID:

33656

MLS ID:

A2280520

\$1,850,000 **CAMERON TOMALTY** (403) 350-0075 RE/MAX Commercial Properties 403-986-7777

135 & 141 Clearmile Avenue , Rural Red Deer County , Alberta T4E 0A1

Transaction Type	Days On Market	Zoning
For Sale	24	BSI
Subdivision	Nearest Town	Year Built
Clearview Indust. Park	Red Deer	2002
Structure Type	Property Type	Property Sub Type
Industrial	Commercial	Industrial
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0621488	6000.00	557.41
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
138956	3.19	N/A
Restrictions	Reports	
None Known	Other Documents	

Located in Clearview Industrial Park, this standalone industrial building on 3.19 acres (two titles) is available for sale. The building features 4,000 SF of office over two floors. The main floor office area includes a reception area and lobby, two large offices, a staff room, multiple storage areas, and two washrooms. The second floor of office space includes 4 private offices, a meeting room, an open work area, and another washroom. The 4,000 SF shop is wide-open with (2) 16' x 12' overhead doors and it's own washroom., as well as a storage mezzanine accessible from both the shop and the second floor office space. The large yard is graveled and fully fenced with ample parking available and multiple access points. This location offers quick access to both the City of Red Deer and the QE II (Highway 2).

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