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

Transaction Type For Sale	Days On Market 89	Zoning BSI
Subdivision Clearview Indust. Park	Nearest Town Red Deer	Year Built 2002
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 0621488	Building Area (Sq. Ft.) 6000.00	Building Area (Sq. M.) 557.41
Lot Size (Sq. Ft.) 138956	Lot Size (Acres) 3.19	Inclusions N/A
Restrictions None Known	Reports 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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