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102, 201 CLEARVIEW DRIVE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Rural Red Deer County, Alberta


Listing ID:
34113


MLS ID:
A2288358

\$8



 **CAMERON TOMALTY**
 (403) 350-0075

 RE/MAX Commercial Properties
 403-986-7777

 102, 201 Clearview Drive , Rural Red Deer County , Alberta TOM 1R0

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|---|---|--|
| Transaction Type For Lease | Days On Market 107 | Lease Amount 8.00 |
| Lease Frequency Annually | Zoning BSI | Subdivision Clearview Indust. Park |
| Nearest Town Red Deer | Year Built 2007 | Structure Type Industrial |
| Property Type Commercial | Property Sub Type Industrial | Legal Plan 2122063 |
| Building Area (Sq. Ft.) 4612.00 | Building Area (Sq. M.) 428.47 | Inclusions N/A |
| Restrictions None Known | Reports Other Documents | |

Located in Clearview Industrial Park, this 4,612 SF unit features a reception area, two offices, a coffee counter with sink, a staff room, a meeting room, and one washroom in the office area. The shop is wide-open with (2) 16' x 16' overhead doors, a shop washroom, and a large storage mezzanine. The yard is graveled and shared with the neighbouring tenants, with a dedicated fenced compound included. Ample paved parking is available directly in front of the bay. Additional Rent is estimated at \$5.09 per square foot for the 2026 budget year. This introductory rate is for the first year of a long-term lease to a qualified Tenant.

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