

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.

3, 8 GATEWAY BOULEVARD FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Rural Clearwater County, Alberta



Listing ID:
34924


MLS ID:
A2303011

\$650,000



 **SHANTEL CAMPBELL**
 (403) 396-0721

 Royal LePage Network Realty Corp.
 403-346-8900

 3, 8 GATEWAY Boulevard , Rural Clearwater County , Alberta T4N 0K7

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning LI	Subdivision Gateway Industrial Park	Nearest Town Rocky Mountain House
Year Built 2007	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 1120560	Building Area (Sq. Ft.) 6828.00
Building Area (Sq. M.) 634.34	Footprint (Sq. Ft.) 5571	Inclusions na
Restrictions None Known	Reports Environmental Phase 1	

Industrial condo located in Gateway Industrial Park, just east of Rocky Mountain House. Just off Highway 11 with easy access and good visibility. End-unit with ample parking, outdoor has a side-gated storage space, at rear- bay is two 16X14 ft overhead doors, plus an approximate 20ft concrete apron. The shop has radiant heat (one on the east and one on the west walls of shop). Extras include Makeup Air and metal clad walls in warehouse and forced air furnace with AC for the front office area and upper mezzanine. The developed mezzanine includes a large lunch room, conference room, and 3 offices. The main- floor office area includes a reception area, 2 offices, and 2 bathrooms. The main- shop area also includes a bathroom and shop change room. Main- floor footprint is 5,571SF (with the shop being 4,695SF) plus the developed mezzanine being 1,357SF. HVAC for upstairs replaced 2022.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.