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3, 8 GATEWAY BOULEVARD FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Rural Clearwater County, Alberta



Listing ID:
34928


MLS ID:
A2303062

\$5,500



 **SHANTEL CAMPBELL**
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 3, 8 GATEWAY Boulevard , Rural Clearwater County , Alberta T4T 2A3

Transaction Type For Lease	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.) 6928.00	Building Area (Sq. M.) 643.63
Lot Size (Sq. Ft.) 5600	Lot Size (Acres) 0.13	Inclusions na
Restrictions None Known	Reports Condo/Strata Bylaws	

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.

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