\$749,000 - 3, 8 Gateway Boulevard, Rural Clearwater County

MLS® #A2181202

\$749,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Gateway Industrial Park, Rural Clearwater County, Alberta

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 approminate 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 mainfloor 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. Crane inspected in April 2025.

Built in 2006

Essential Information

MLS® # A2181202 Price \$749,000

Bathrooms 0.00 Acres 0.00







Year Built 2006

Type Commercial

Sub-Type Industrial

Status Active

Community Information

Address 3, 8 Gateway Boulevard

Subdivision Gateway Industrial Park

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 2A3

Interior

Heating Overhead Heater(s)

Additional Information

Date Listed December 8th, 2024

Days on Market 325
Zoning L1

Listing Details

Listing Office Royal Lepage Network Realty Corp.

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