

\$2,800 - 6, 8 Gateway Boulevard, Rural Clearwater County

MLS® #A2180530

\$2,800

0 Bedroom, 0.00 Bathroom,
Commercial on 0.08 Acres

Gateway Industrial Park, Rural Clearwater
County, Alberta

This property is located just off Hwy 11 in the Clearwater County (Central Alberta) approximately 9 km's east of Rocky Mountain House or 70 km's west of Red Deer (QE2). High-traffic subdivision with many established businesses in the vicinity of this location with easy access to the main trucking routes HWY 22 (Cowboy Trail) and HWY 11 (David Thompson Hwy). This lease space is a 3500 sqft industrial bay metal clad features including a floor drain, radiant heat, exhaust fan, and 16ft OH bay door. The bay interior measurements from wall to wall are 34 ft wide x 98'2 ft long with 19'1 ft ceiling clearance. There is a single 16 ft x 14'2 ft OH door. The bay was recently fitted with a small office and a two-piece bathroom. In addition to the bay, there is a secured perimeter fenced shared backyard (accessible with a security fob). This is a perfect setup for warehouse storage, startup businesses, small trucking, or oilfield companies looking for heated indoor storage/parking. The lease does include access to the rear yard, the full width of the bay to the back fence line. LEASE DETAILS: A 36-48-month lease term is preferred. This is a triple net lease the tenant is responsible for the Monthly basic rent of \$2800/mth + additional rent of \$830.69 for a total of \$3630.69 / month + utilities (condo fee \$531.12/mth + taxes \$299.57/month) The



condo fee includes: water, sewer, common area maintenance, building insurance, parking lot & yard snow removal (GST is applicable). Utilities including telecommunications, garbage, power, and gas are payable by the tenant.

Built in 2010

Essential Information

MLS® #	A2180530
Price	\$2,800
Sold Price	\$33,600
Bathrooms	0.00
Acres	0.08
Year Built	2010
Type	Commercial
Sub-Type	Warehouse
Status	Sold

Community Information

Address	6, 8 Gateway Boulevard
Subdivision	Gateway Industrial Park
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Interior

Heating	Natural Gas, Radiant
Cooling	None

Exterior

Roof	Metal
Construction	Aluminum Siding

Additional Information

Date Listed	November 21st, 2024
Date Sold	February 6th, 2025
Days on Market	77
Zoning	Light Industrial
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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