



**GRASSROOTS**  
REALTY GROUP

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**9 Gateway Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2273407**



**\$1,350,000**

**Division:** Gateway Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,500 sq.ft.

**Zoning:** I

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.11 Acres

**Sewer:** -

**Lot Feat:** Low Maintenance Landscape, See Remarks

**Inclusions:** N/A

**\*\* Receivership Sale \*\*** Building is well-suited for a variety of industrial operations given its configuration, future multiple loading doors and low coverage site plan. The main building, 10,500 SF sites on 2.11 acres&plusmn; and offers a superior land-to-building ratio of 11%. The property is ready for outdoor storage, vehicle marshalling areas for transport/distribution or lot staging. Located in Clearwater County with excellent access to freeways and major arteries.