



GRASSROOTS
REALTY GROUP

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102, 201 Clearview Drive
Rural Red Deer County, Alberta

MLS # A2288358



\$12 per sq.ft.

Division: Clearview Indust. Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 4,612 sq.ft.

Zoning: BSI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Located in Clearview Industrial Park, this 4,612 SF unit features a reception area, two offices, a coffee counter with sink, a staff room, a meeting room, and one washroom in the office area. The shop is wide-open with (2) 16' x 16' overhead doors, a shop washroom, and a large storage mezzanine. The yard is graveled and shared with the neighbouring tenants, with a dedicated fenced compound included. Ample paved parking is available directly in front of the bay. Additional Rent is estimated at \$5.09 per square foot for the 2026 budget year.