

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 and Bailiff 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.