



*WE ARE*  
**COMMERCIAL**

**FOR SALE**  
**\$4,900,000**  
239 Clearview Drive



## YOUR RE/MAX COMMERCIAL TEAM

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# THE PROPERTY

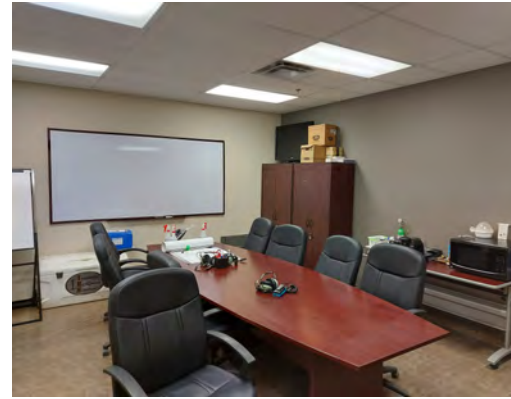
239 CLEARVIEW DRIVE

CLEARVIEW INDUSTRIAL PARK

- **FOR SALE** - Excellent investment for OWNER
- Fully leased industrial complex on 3.21 acres
- The main building is 19,050 SF and consists of 2,334 SF of developed office space on the main floor and 3,224 SF of developed space on the second floor
  - Office development includes multiple offices, reception area, boardroom, staff room, locker area, and washrooms
  - Shop area includes 10 16'x16' overhead doors, 1 12'x12' overhead door, 5 ton crane and 1 ton crane
- Property also includes a 6,600 SF cold storage building with 5 ton crane
- Located in Clearview Industrial Park in Red Deer County, the property is zoned MI (Medium Industrial District)
- Clearview Industrial Park is a newer development on the south side of Red Deer with easy access to Red Deer and Gasoline Alley. It is located off 40th Avenue just south of the intersection of 19th Street and 40th Avenue
- An additional lot of 3.06 acres, located at 216 Clearsky Way is also included with the sale







## PROPERTY PHOTOS



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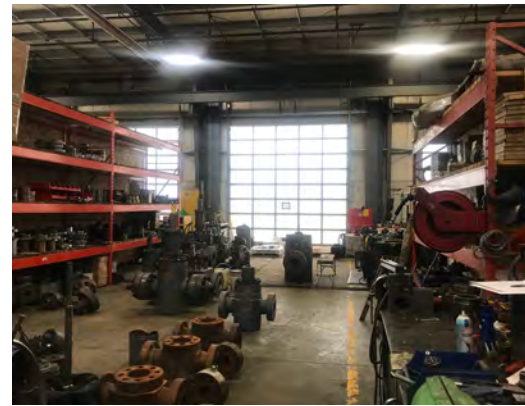
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**RE/MAX**  
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**CALGARY & RED DEER'S  
ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE**



**INDUSTRIAL \* RETAIL \* LAND \* MULTI FAMILY \* INVESTMENTS \* OFFICE**

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