

FOR SALE

135 & 141 CLEARMILE AVENUE, RED DEER COUNTY



LOCATION:

Clearview
Industrial Park



PROPERTY SIZE:

8,000 Sq Ft
3.19 Acres



ZONING:

BSI - Business
Service Industrial



SALE PRICE:

\$1,850,000.00
+ Taxes

PRESENTED BY

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THE PROPERTY

135 & 141 CLEARMILE AVENUE

WELL MAINTAINED INDUSTRIAL SHOP & YARD FOR SALE

8,000 SF (6,000 SF Footprint) industrial building situated on 3.19 Acres of land (on two titles) in Clearview Industrial Park in Red Deer County.

This property includes:

- » **4,000 SF of Office Space Over Two Floors:**
 - Front Reception Area & Lobby
 - (2) Main Floor Offices
 - (4) 2nd Floor Offices
 - (3) Washrooms
 - (2) Main Floor & (1) 2nd Floor
 - Staff Lunchroom
 - Boardroom
 - Multiple Storage/Utility Rooms
- » **4,000 SF of Shop Space:**
 - (2) 16' x 12' Overhead Doors
 - (1) Washroom
 - Storage Mezzanine
- » **3.19 Acres of Fully Fenced Yard**
- » **Easy access to Highway 2**
- » **Zoning = BSI**
- » **Paved Parking in the Front**

An additional 1.97 acres of land is available nearby for added yard space. That property is priced at \$600,000.00.



PROPERTY DETAILS

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| | |
|--------------------------------|--|
| MUNICIPAL: | 135 & 141 Clearmile Avenue, Red Deer County, T4E 0A1 |
| LEGAL LAND DESCRIPTION: | Plan 0621488 Block 3 Lots 3 & 4 |
| TOTAL SIZE: | Total Size of Building & Yard SF of Shop = ±6,000 SF Size of property = 3.19 acres |
| YEAR BUILT: | 2008 |
| ZONING: | BSI - Business Service Industrial |
| PARKING: | Ample parking on site. |

FINANCIAL DETAILS

FOR LEASE

| | |
|--------------------|---------------------------|
| SALE PRICE: | \$1,850,000.00 |
| TAXES: | \$30,494.17 (2025) |

*Plus GST

PROPERTY TOUR



PROPERTY FLOOR PLAN & PHOTOS



MORE PROPERTY PHOTOS



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



YOUR RE/MAX COMMERCIAL TEAM

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