

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

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDEERCOMMERCIAL.COM

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**



PROPERTY DETAILS

PROPERTY DETAILS

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:	2002
ZONING:	BSI - Business Service Industrial
PARKING:	Ample parking on site.

FINANCIAL DETAILS

FOR LEASE

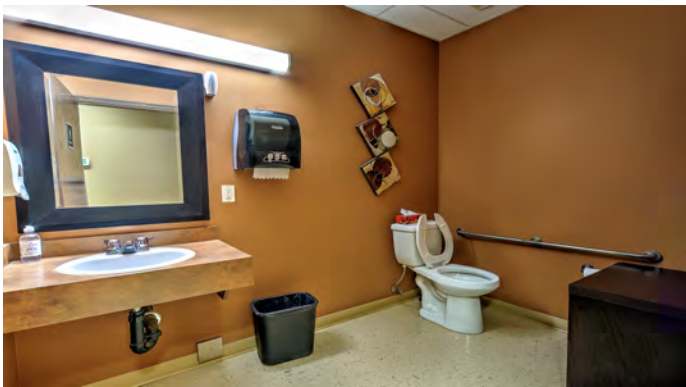
SALE PRICE:	\$1,850,000.00
TAXES:	\$30,494.17 (2025)

*Plus GST

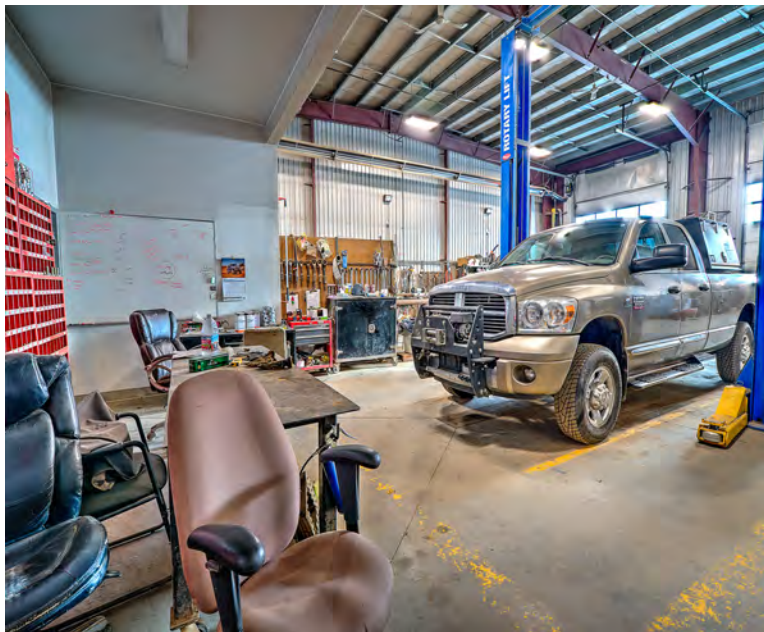
PROPERTY TOUR



PROPERTY FLOOR PLAN & PHOTOS



MORE PROPERTY PHOTOS



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



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com