

CLEARVIEW INDUSTRIAL PARK

FOR LEASE

BAY 102, 201 CLEARVIEW DRIVE



LOCATION:
Clearview
Industrial Park



PROPERTY SIZE:
4,612 Sq Ft



ZONING:
BSI - Business
Service Industrial



LEASE PRICE:
\$8.00 Per SF
Introductory Rate

PRESENTED BY

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THE PROPERTY

BAY 102, 201 CLEARVIEW DRIVE

INDUSTRIAL SHOP FOR LEASE

4,612 Sq Ft industrial bay, located in Clearview Industrial Park.

This property includes:

Property features:

- » Reception Area & Waiting Room
- » (2) Private Offices
- » Coffee Counter with Sink
- » Meeting Room
- » Staff Room
- » (1) Office Washrooms
- » Large Shop with (2) 16' x 16' Overhead Doors
- » Storage Mezzanine
- » (1) Shop Washroom
- » Easy Access to the City of Red Deer and Highway 2

The property is listed at \$8.00 per SF for the 1st year of a long-term lease to a qualified Tenant with escalations. Additional Rent is estimated at \$5.09 per SF for 2026 budget year.



403.986.7777

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REMAX
COMMERCIAL
PROPERTIES

PROPERTY DETAILS



PROPERTY DETAILS

MUNICIPAL:	Bay 102, 201 Clearview Drive
LEGAL LAND DESCRIPTION:	Condominium Plan 2122063 Unit 3
TOTAL SIZE:	Total Size of Building: 4,612 SF Dedicated Fenced Yard Space
YEAR BUILT:	2007
ZONING:	BSI - Business Service Industrial
PARKING:	Paved shared front parking

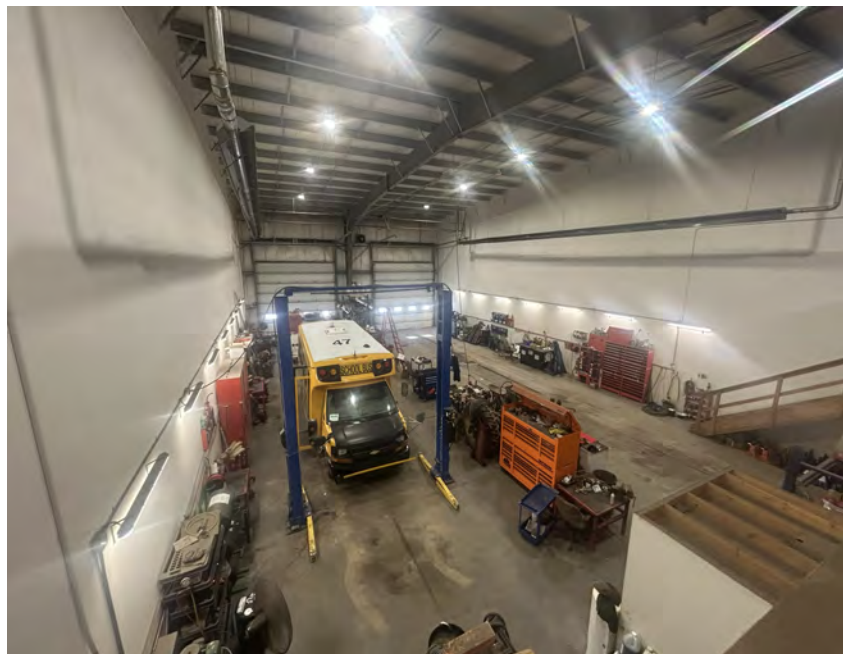


FINANCIAL DETAILS

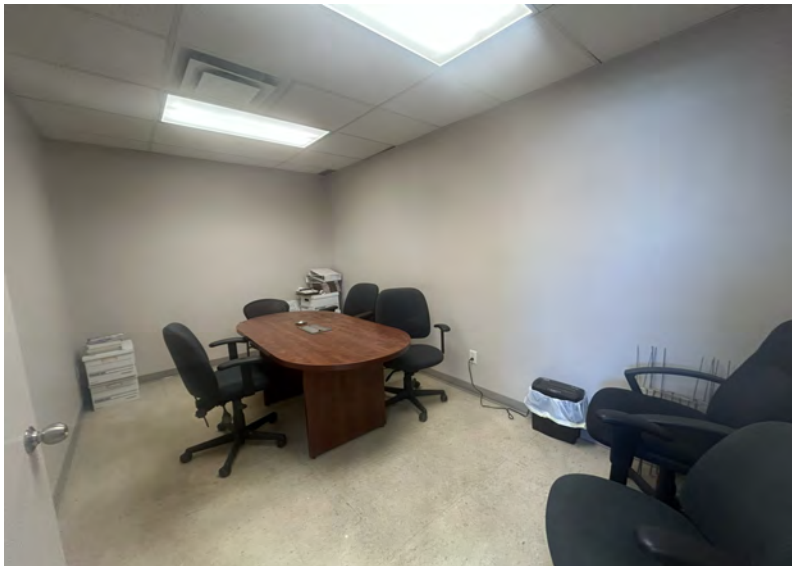
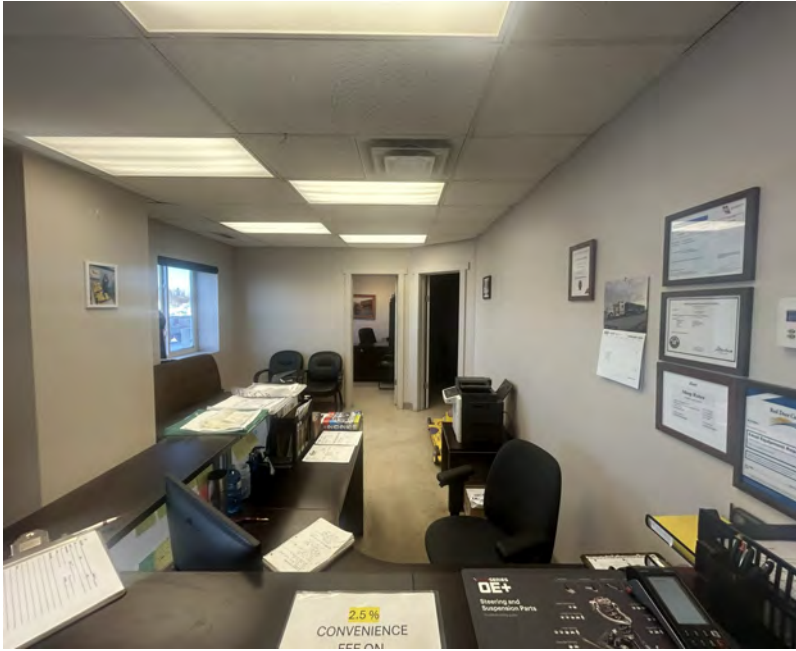
FOR LEASE

LEASE PRICE:	\$8.00 PSF / \$3,074.67 Monthly
NNN:	\$5.09 PSF / \$1,956.26 Monthly
TOTAL:	\$5,030.93 Monthly

*Plus GST



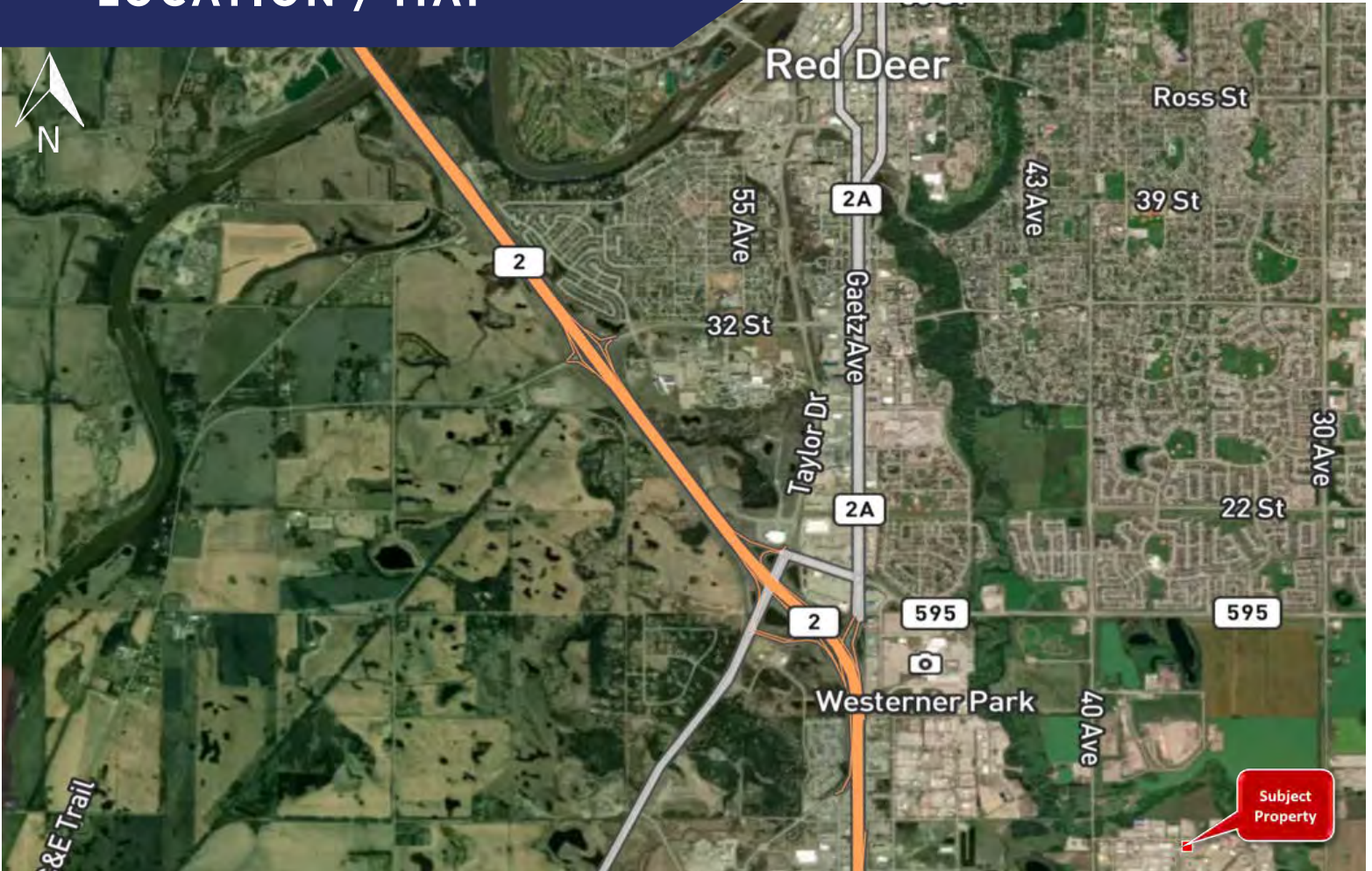
PROPERTY PHOTOS



MORE PHOTOS



LOCATION / MAP



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

REMAX
COMMERCIAL
PROPERTIES

YOUR RE/MAX COMMERCIAL TEAM

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