



**GRASSROOTS**

REALTY GROUP

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102, 172 Clearview Drive Drive  
Rural Red Deer County, Alberta

MLS # A2302029



**\$495,000**

Division: Clearview Indust. Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,152 sq.ft.

Zoning: BSI

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Concrete, Metal Frame

Water: -

Sewer: -

Inclusions: Shop equipment negotiable

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Spacious twin bay end unit condo located in Clearview Industrial Park. This one owner property is currently used as a mechanics shop but could be used for many different types of business. There are two front entrances into a large reception area with two offices, counterspace and lavatory. Entering the shop area you will see two large drive in bays with 14' x 16' bay doors. There is also a utility door at the back. The stairs lead to the mezzanine that has two large rooms and two small rooms. Lots of natural light throughout. Parking in front and shared gravel yard in the back. Condo fee is \$ 831.71 /month incl GST .