

# \$15 - 342 Laura Avenue, Rural Red Deer County

MLS® #A2161460

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.87 Acres

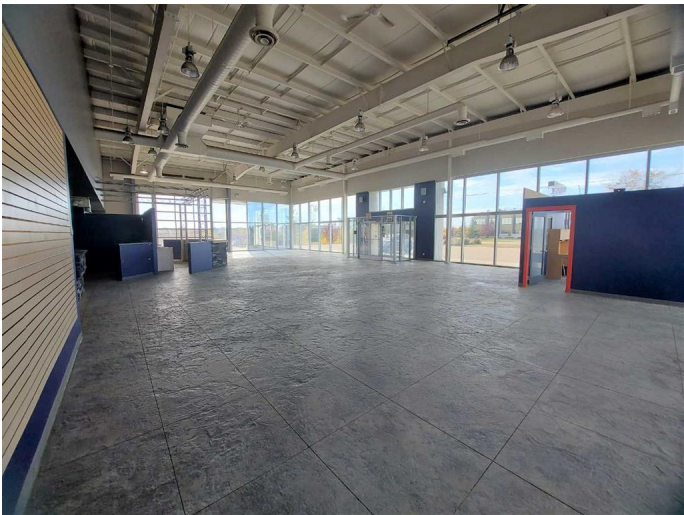
Gasoline Alley, Rural Red Deer County,  
Alberta

Located in Gasoline Alley, this 11,620 SF standalone industrial building is available for lease. The building features a 4,620 SF showroom, with (2) 12' x 14' overhead doors, a reception area with a built-in desk, three offices, two washrooms, and a parts rooms. The wide-open shop is 7,000 SF with 18' ceilings, (6) 12' x 14' overhead doors, (1) 8' x 10' overhead door, a shop washroom, and a small storage mezzanine. The 2.87 acre property is fully paved with ample parking space and pylon signage available directly in front of the building. The rear yard is fully fenced with two access points and there is a separate 3 bay garage for additional storage. Additional Rent is estimated at \$6.80 per square foot for the 2024 budget year. The property is also available for sale.

Built in 2006

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2161460   |
| Price      | \$15       |
| Bathrooms  | 0.00       |
| Acres      | 2.87       |
| Year Built | 2006       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 342 Laura Avenue      |
| Subdivision | Gasoline Alley        |
| City        | Rural Red Deer County |
| County      | Red Deer County       |
| Province    | Alberta               |
| Postal Code | T4E 1B9               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2024 |
| Days on Market | 231                  |
| Zoning         | C-2                  |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Commercial Properties |
|----------------|------------------------------|

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