

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

MLS® #A2161460

## \$15

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.87 Acres

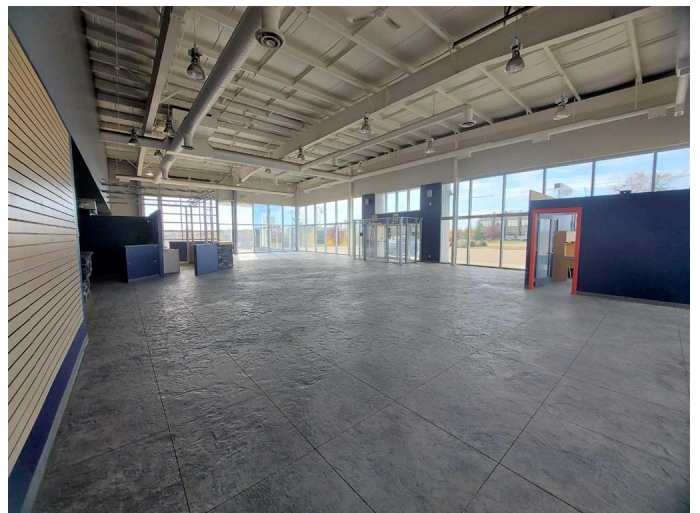
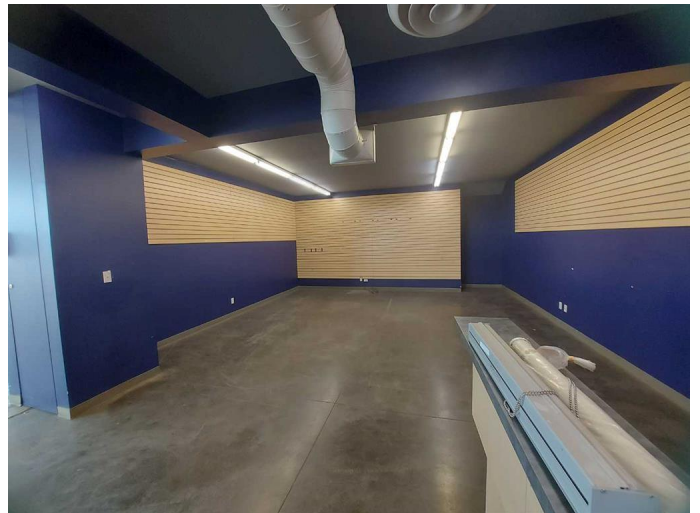
Gasoline Alley, Rural Red Deer County,  
Alberta

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	219
Zoning	C-2

## Listing Details

Listing Office	RE/MAX Commercial Properties
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