# \$3,400,000 - 342 Laura Avenue, Rural Red Deer County

MLS® #A2165629

# \$3,400,000

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 sale. 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. The property is also available for lease.



#### **Essential Information**

MLS® # A2165629 Price \$3,400,000

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 229

Zoning C-2

## **Listing Details**

Listing Office RE/MAX Commercial Properties

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