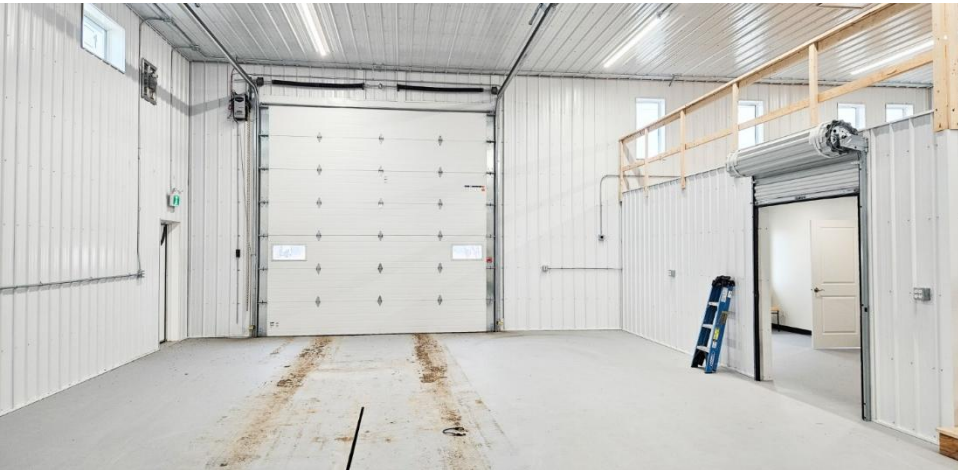


INDUSTRIAL PROPERTY FOR SALE

218 Clearview Drive, RM of Rhineland

\$995,000



5,000 sq ft

Built in 2025

Foundation – Concrete

Exterior – metal clad walls
& roof

Taxes (2025): \$3,443.68

Gas Boiler
In-floor heat

HYDRO: \$308/month

GAS: Insufficient history

Zoning: Commercial

Lot Size: 2.07 acres

Quick possession available



DETAILS

- 3 - 14' x 14' overhead doors with electric openers
- Epoxy-coated floor with a U-drain system
- Perforated noise-reducing ceiling
- 615 sq ft of versatile space
 - 4 pc bath
 - Plumbing provisions in place for kitchenette
 - Mezzanine space above
- 200-amp electrical service
- 40 Gallon hot water heater
- Built-in intake and exhaust system
- Ample room for expansion, storage, or outdoor operations



LOCATION

