

# \$3,900,000 - 342 Laura Avenue, Rural Red Deer County

MLS® #A2165629

**\$3,900,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.87 Acres

Gasoline Alley, Rural Red Deer County,  
Alberta

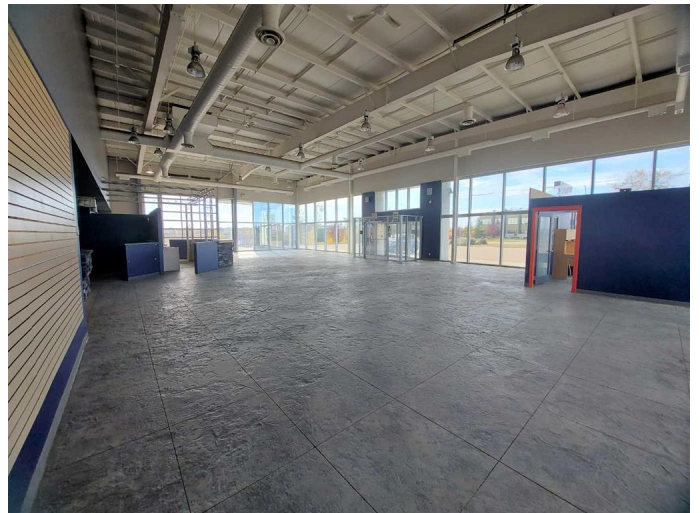
Located in Gasoline Alley, this 11,620 SF standalone industrial building is available for sale. The building features a 4,620 SF showroom, with (2) 12' x 14' overhead doors, a reception area with a built-in desk, three offices, two washrooms, and a parts rooms. The wide-open shop is 7,000 SF with 18' 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.

Built in 2006

## Essential Information

MLS® #	A2165629
Price	\$3,900,000
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	216
Zoning	C-2

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.