

\$305,400 - 9 Metaldog Drive, Rural Clearwater County

MLS® #A2090695

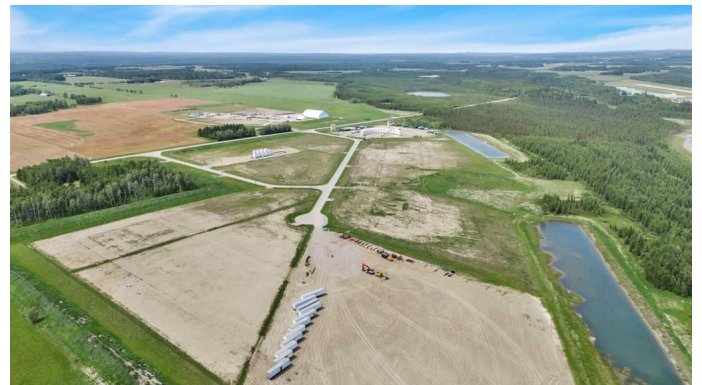
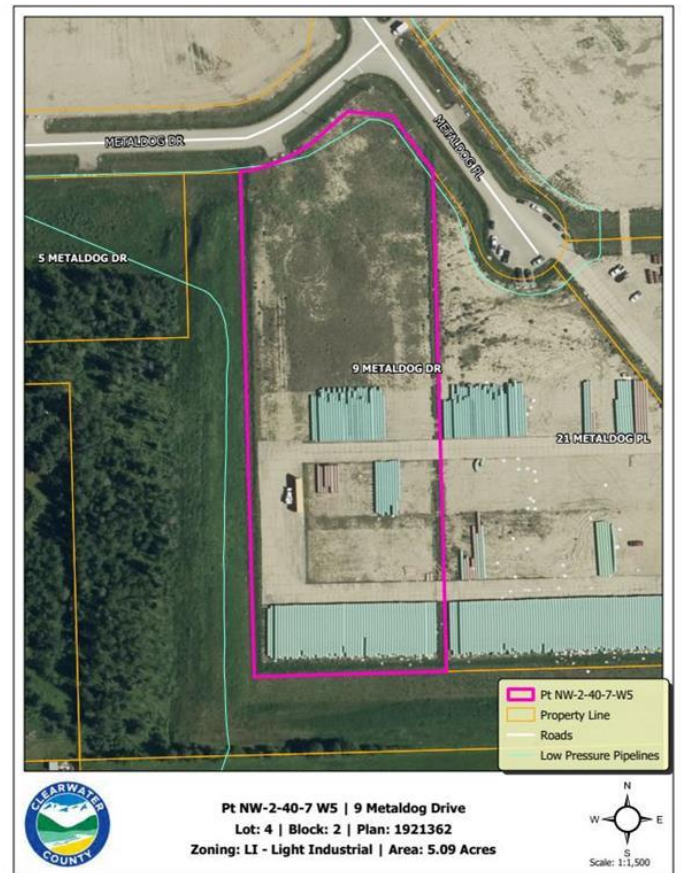
\$305,400

0 Bedroom, 0.00 Bathroom,
Land on 5.09 Acres

Metaldog Industrial Park, Rural Clearwater
County, Alberta

9 METALDOG DRIVE 5.09 ACRES - Metaldog
Industrial Subdivision is located minutes
northeast of Rocky Mountain House on Airport
Road, situated on a ban-free road, and located
within a mile of Alberta's High Load Corridor.
Zoned LIGHT INDUSTRIAL DISTRICT

• Metaldog Industrial Subdivision is 1
of the newest industrial subdivisions within
Clearwater County (has been used for a pipe
laydown yard for the past couple of years). All
bare lots are serviced with 3 PHASE power
and natural gas to property lines, and all roads
within the subdivision are paved, (Note:
private well & sewer systems will need to be
installed at the purchaser's expense to suit
individual requirements). Firepond is located
within the subdivision. Prime location to
establish, and grow your business. Immediate
possession is available. The general purpose
of this district is to accommodate and regulate
small to medium-scale industrial operations,
note a security suite as part of the main
building is permitted as a discretionary use
(this allows for an owner/operator or staff to
live onsite for security purposes, and is at the
discretion of the development officer). No
development timeframes. Make your mark in
CENTRAL ALBERTA! Multiple lots available
for sale, parcel sizes between 3.83 acres -
8.72 acres (GST is applicable)



Essential Information

MLS® #	A2090695
Price	\$305,400
Bathrooms	0.00
Acres	5.09
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	9 Metaldog Drive
Subdivision	Metaldog Industrial Park
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Additional Information

Date Listed	October 25th, 2023
Days on Market	522
Zoning	LIGHT INDUSTRIAL

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.