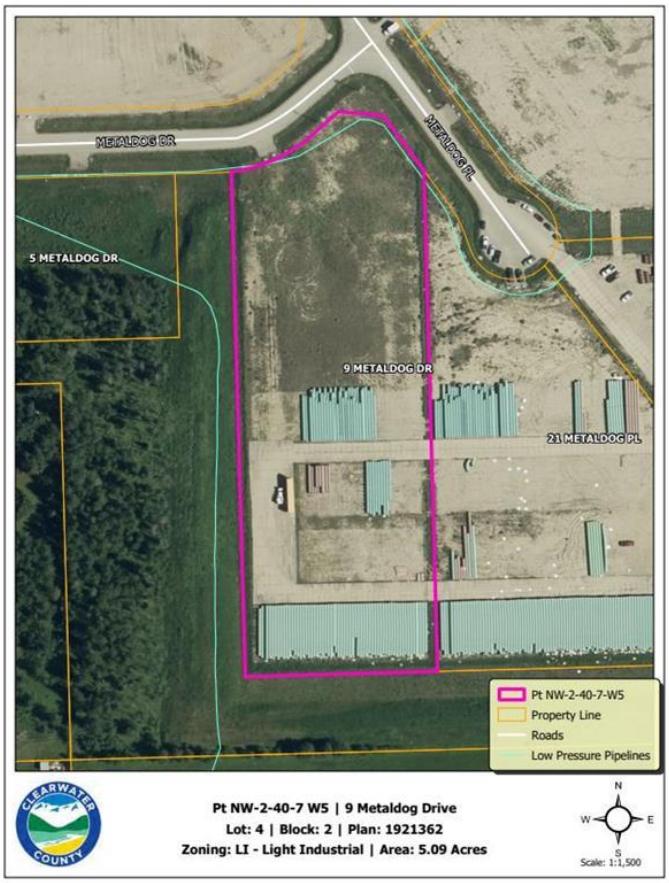
$305,400 - 9 Metaldog Drive, Rural Clearwater County

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 â€œLIâ€• 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	549
Zoning	LIGHT INDUSTRIAL

Listing Details

Listing Office	RE/MAX real estate central alberta

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