

**178 Clearview Drive  
Rural Red Deer County, Alberta**

**MLS # A2236733**

**\$6,900,000**



**Division:** Clearview Indust. Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 32,570 sq.ft.

**Zoning:** BSI - Business service I

|                    |      |                       |            |
|--------------------|------|-----------------------|------------|
| <b>Heating:</b>    | -    | <b>Addl. Cost:</b>    | -          |
| <b>Floors:</b>     | -    | <b>Based on Year:</b> | -          |
| <b>Roof:</b>       | -    | <b>Utilities:</b>     | -          |
| <b>Exterior:</b>   | -    | <b>Parking:</b>       | -          |
| <b>Water:</b>      | -    | <b>Lot Size:</b>      | 4.45 Acres |
| <b>Sewer:</b>      | -    | <b>Lot Feat:</b>      | -          |
| <b>Inclusions:</b> | None |                       |            |

Free standing building with large yard in Red Deer County. Well compacted fully fenced and gated yard, with potential for building expansion. Excellent property for manufacturing or service companies that require trailer and equipment storage. 32,570 SF freestanding building on 4.45 acres in Clearview Industrial Area. Office area includes 10 offices and a large boardroom. Warehouse features make-up air and two 5-ton cranes. Four (4) grade loading doors. Quick access to the QEII Highway and Highway 595. Zoned BSI (Business Service Industrial) suitable for a range of industrial uses.