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## 178 CLEARVIEW DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Rural Red Deer County, Alberta



**Listing ID:**  
31234

**MLS ID:**  
A2236733

**\$6,900,000**



 **WARREN COCHLIN**  
 (780) 701-1932

 CDN Global Advisors Ltd.  
 403-531-4336

 178 Clearview Drive , Rural Red Deer County , Alberta T4E 0A1

**Transaction Type**

For Sale

**Days On Market**

63

**Zoning**

BSI - Business service I

**Subdivision**

Clearview Indust. Park

**Nearest Town**

Red Deer

**Building Type**

Free-Standing

**Year Built**

2009

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Building Area (Sq. Ft.)**

32570.00

**Building Area (Sq. M.)**

3025.83

**Lot Size (Sq. Ft.)**

193842

**Lot Size (Acres)**

4.45

**Inclusions**

None

**Restrictions**

Utility Right Of Way

**Reports**

Title

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.

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