# \$341,000 - 7 Metaldog Drive, Rural Clearwater County

MLS® #A2003132

### \$341,000

0 Bedroom, 0.00 Bathroom, Land on 6.20 Acres

Metaldog Industrial Park, Rural Clearwater County, Alberta

7 METALDOG DRIVE 6.2 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 "Ll― 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). A 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. Parcel sizes available range in size from 3.83 acres - 8.01 acres and are NEWLY priced. Make your mark in CENTRAL ALBERTA! (GST is applicable)







#### **Essential Information**

MLS® # A2003132 Price \$341,000

Bathrooms 0.00
Acres 6.20
Type Land

Sub-Type Industrial Land

Status Active

## **Community Information**

Address 7 Metaldog Drive

Subdivision Metaldog Industrial Park
City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T4T 2A2

#### **Additional Information**

Date Listed September 22nd, 2022

Days on Market 1134

Zoning LIGHT INDUSTRIAL

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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