

\$523,200 - 25 Metaldog Place, Rural Clearwater County

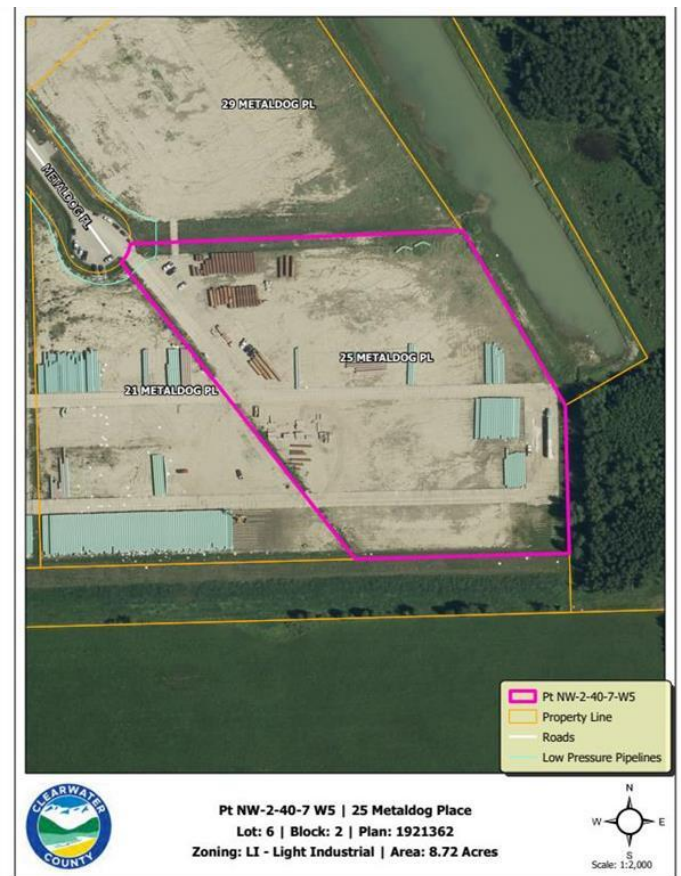
MLS® #A2090698

\$523,200

0 Bedroom, 0.00 Bathroom,
Land on 8.72 Acres

Metaldog Industrial Park, Rural Clearwater
County, Alberta

25 METALDOG PLACE 8.72 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® #	A2090698
Price	\$523,200
Sold Price	\$437,500
Bathrooms	0.00
Acres	8.72
Type	Land
Sub-Type	Industrial Land
Status	Sold

Community Information

Address	25 Metaldog Place
Subdivision	Metaldog Industrial Park
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T4T 2A2

Additional Information

Date Listed	October 25th, 2023
Date Sold	May 6th, 2024
Days on Market	189
Zoning	LIGHT INDUSTRIAL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - RMH
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