

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

MLS® #A2090695

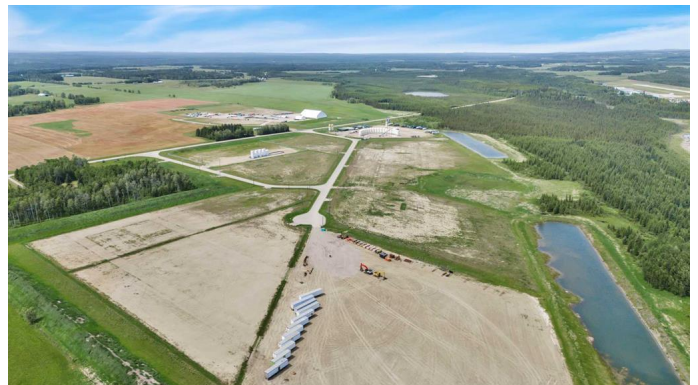
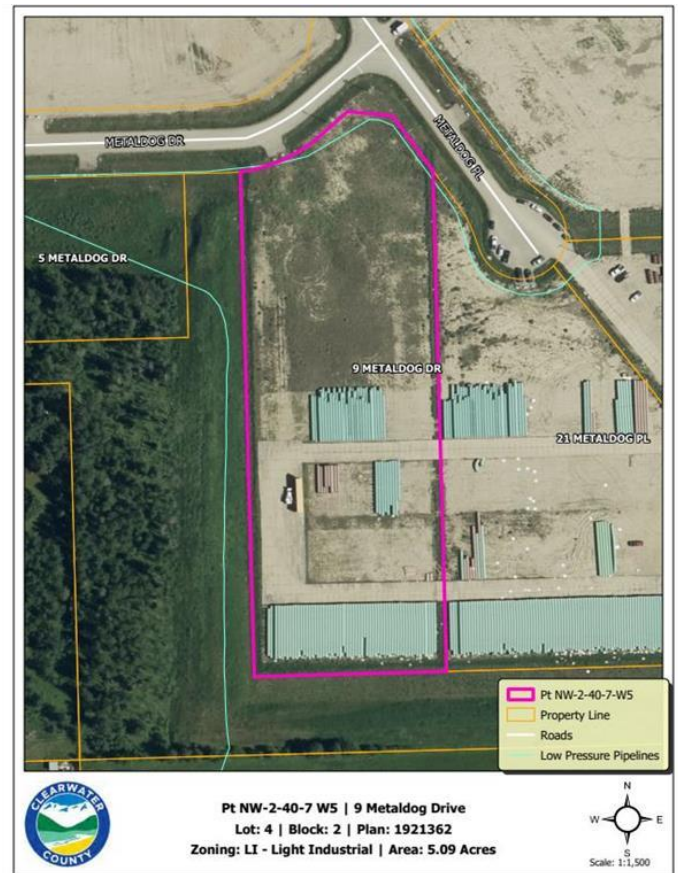
**\$305,400**

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

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	522
Zoning	LIGHT INDUSTRIAL

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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