



261 & 267 Clearview Drive, Red Deer County

Industrial Land **For Sale**

Clearview Industrial Park

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Property Overview

Municipal Address	261 & 267 Clearview Drive, Red Deer County
Legal Address	Plan: 0820855 Block: 1 Lot: 18 & 19
Zoning	Medium Industrial (MI)
Location	Clearview Industrial Park
Services	Full Municipal Services
Land Size	261: ±9.61 Acres 267: ±9.98 Acres Total: ±19.59 Acres
Property Taxes	\$55,734 (est. 2024)
Available	Immediately
Price	261: \$1,681,750 (\$175,000 / acre) 267: \$1,746,500 (\$175,000 / acre)



Highlights

- Land is stripped, graded and ready for immediate development
- Located just off the QEII Highway & RGE RD 273 proving easy access to major thoroughfares and surrounding municipalities
- Join companies such as Clean Harbors, A.R. Thomson Group, Predator Drilling, Tier 1 Energy Solutions, Versa-Line Services, Liberty Oilfield Services, Icon Energy Services and many more
- One of the last remaining industrial parcels in Clearview Industrial Park
- Vendor financing and built-to-suit options available
- Phase I environmental and geotechnical reports available

±19.59
Acres Available

1.3 km to Red Deer
City Limits

2 minute drive

3.6 km to QEII HWY

4 minute drive



Red Deer County



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