

FOR SALE

196 CLEARVIEW DRIVE
RED DEER COUNTY, AB



CLEARVIEW DRIVE

PRICE REDUCED



About the Property

This 3.78-acre parcel offers an excellent opportunity through a judicial sale in the well-established Clearview Industrial Park. Zoned BSI (Business Service Industrial), this property is ideal for a range of industrial and commercial uses, including contractor operations, automotive repair (major and minor), offices, and truck or manufactured home sales/rentals.

Situated along Clearview Drive, it provides quick access to the QEII Highway and Highway 595. Surrounding businesses include Clean Harbors, Predator Drilling Inc., Sorento Custom Homes, Heidelberg Materials, and SiteOne Landscape Supply.

There is also potential to acquire additional land directly north of the lot, highlighted in white, from the City. Immediate possession is available, making this a ready-to-develop site with prime transportation links.

LEGAL DESCRIPTION

Plan 0621488, Block 1, Lot 8

SITE SIZE

3.78 Acres

PROPERTY TAXES (2024)

\$15,363.00

ZONING

BSI - Business Service Industrial

LOCATION

Clearview Industrial Park

SALE PRICE

~~\$850,000~~ **\$799,900**

POSSESSION

Immediate



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