

# FOR SALE

132 & 138 Clearmile Avenue, Red Deer County



**LOCATION:**  
Clearview  
Industrial Park



**PROPERTY SIZE:**  
±2.51 Acres



**ZONING:**  
BSI - Business  
Service Industrial



**SALE PRICE:**  
\$815,750.00  
\$325,000 Per Acre

## PRESENTED BY

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# THE PROPERTY

132 & 138 CLEARMILE AVENUE

## 2.51 ACRES OF LAND ON TWO TITLES FOR SALE

### Prime Location in High Traffic Area

Located in Clearview Industrial Park, just east of Gasline Alley and south of the City of Red Deer. This property is listed for sale at \$815,750.00 (\$325,000 per Acre)

#### Key Highlights:

- » **Excellent location in busy industrial park**
- » **Minutes away from food and beverage amenities**
- » **5 minutes to Gasline Alley**
- » **Easy accessibility to QEII (Highway 2)**
- » **Zoned BSI (Business Service Industrial)**

This is an excellent opportunity to join this growing commercial subdivision and secure your space next to established businesses.



# PROPERTY DETAILS

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<b>MUNICIPAL:</b>	132 & 138 Clearmile Avenue, Red Deer County, AB
<b>LEGAL LAND DESCRIPTION:</b>	Plan 0727199 Block 2 Lot 3B Plan 0621488 Block 2 Lot 4
<b>TOTAL SIZE:</b>	<b>±2.51 Acres</b> Lot 3B - 0.86 Acres Lot 4 - 1.65 Acres
<b>ZONING:</b>	BSI   Business Service Industrial

## FINANCIAL DETAILS

### FOR SALE

<b>SALE PRICE:</b>	<b>\$815,750.00</b>
<b>TAXES:</b>	<b>\$12,095.12 (2025)</b>

\*Plus GST

Owner may consider individual sales of lots:

Lot 3B \$325,000.00  
Lot 4 \$550,000.00



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ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE



**YOUR RE/MAX COMMERCIAL TEAM**

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