

// 32,570 SF Building on 4.45 Acres

FOR SALE

178 Clearview Drive, Red Deer County



WARREN COCHLIN

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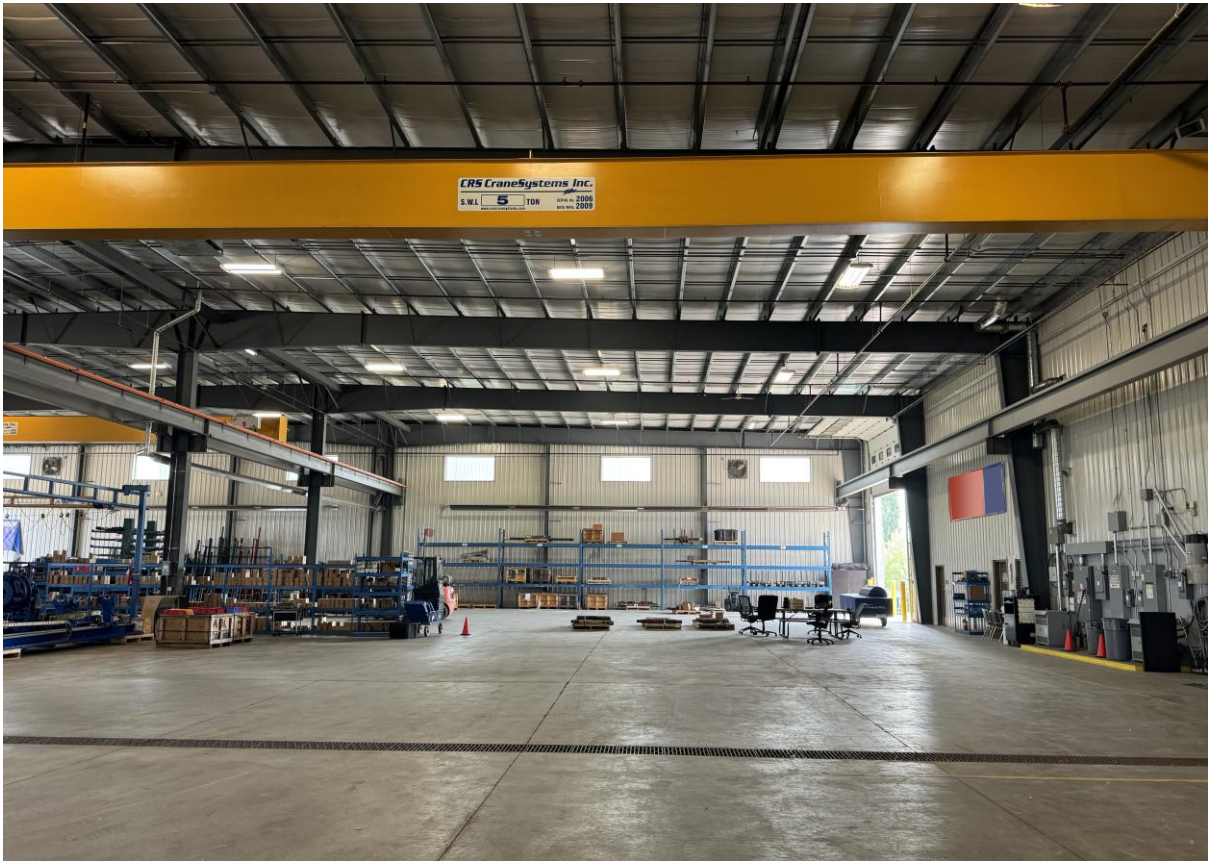
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PROPERTY HIGHLIGHTS

- Free standing building with large yard in Red Deer County
- Well compacted fully fenced and gated yard, with potential for building expansion
- Excellent property for manufacturing or service companies that require trailer and equipment storage
- 32,570 SF freestanding building on 4.45 acres in Clearview Industrial Area
- Office area includes 10 offices and a large boardroom
- Warehouse features make-up air and two 5-ton cranes
- Four (4) grade loading doors
- Quick access to the QEII Highway and Highway 595
- Zoned BSI (Business Service Industrial) suitable for a range of industrial uses



PROPERTY OVERVIEW

PROPERTY LOCATION	178 Clearview Drive, Red Deer County, AB
LEGAL DESCRIPTION	Plan 0621488; Block 1; Lot 5
SIZE	5,740 SF Office <u>26,830 SF Warehouse</u> 32,570 SF Total
SITE SIZE	4.45 Acres
LOADING	Four (4) 16' x 18' grade loading doors
ZONING	BSI - Business service Industrial District
CEILING	24' (TBC)
AVAILABLE	Immediately
POWER	600V, 400 Amp (TBC)
TAXES (2024)	\$75,386.56
SALE PRICE	Market

PROPERTY PHOTOS



LOCATION



**Drive
Times:**

QEII: 6 minutes

**Downtown Red Deer: 12
minutes**

**Edgar Industrial Area: 15
minutes**

Nearby Amenities

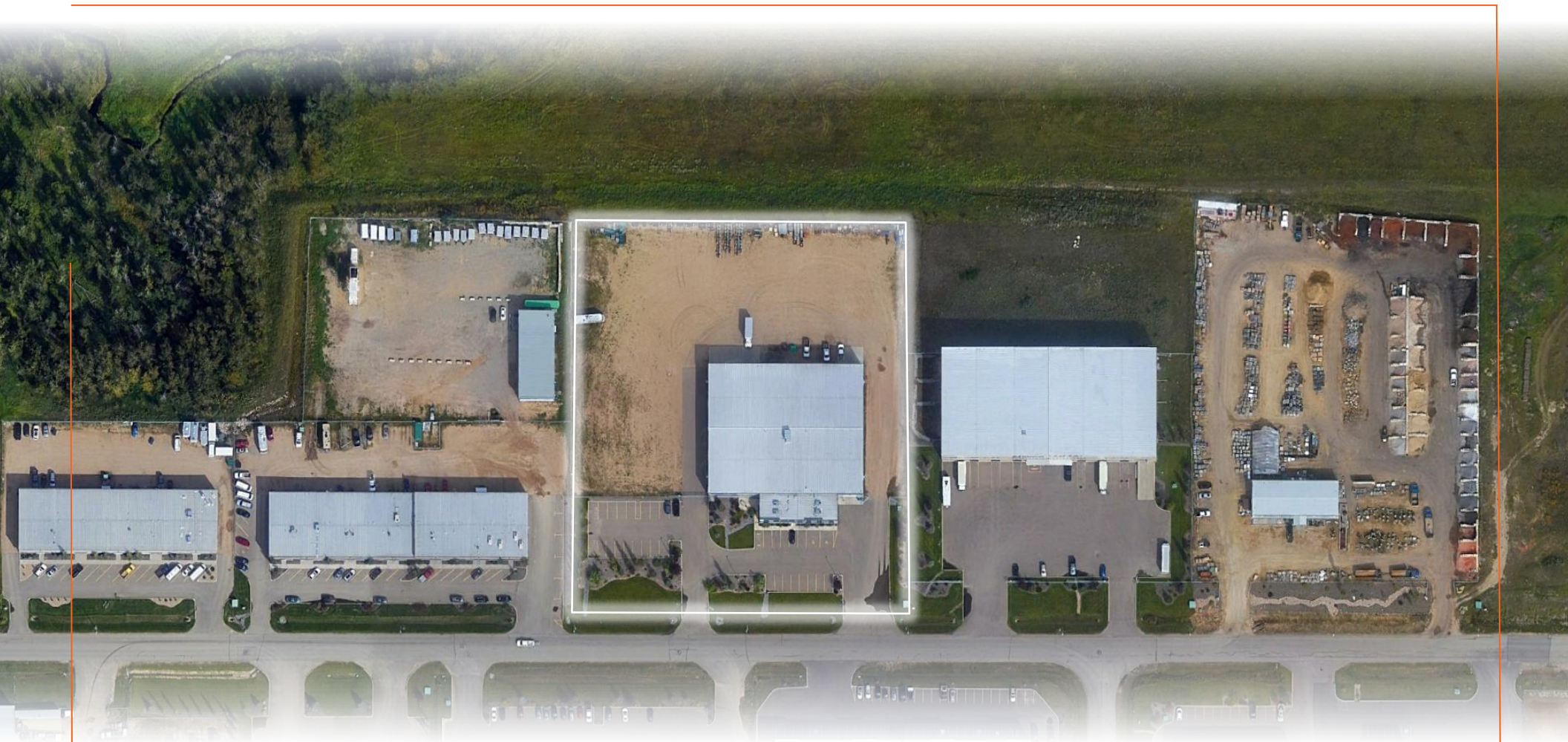
Easy accessibility and close
proximity to:



**Restaurants
& fast food**



**Fuel
stations**



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