

// **32,570 SF Building on 4.45 Acres**
\$5,900,000

FOR SALE

178 Clearview Drive, Red Deer County



WARREN COCHLIN

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CARRIE PASEMKO

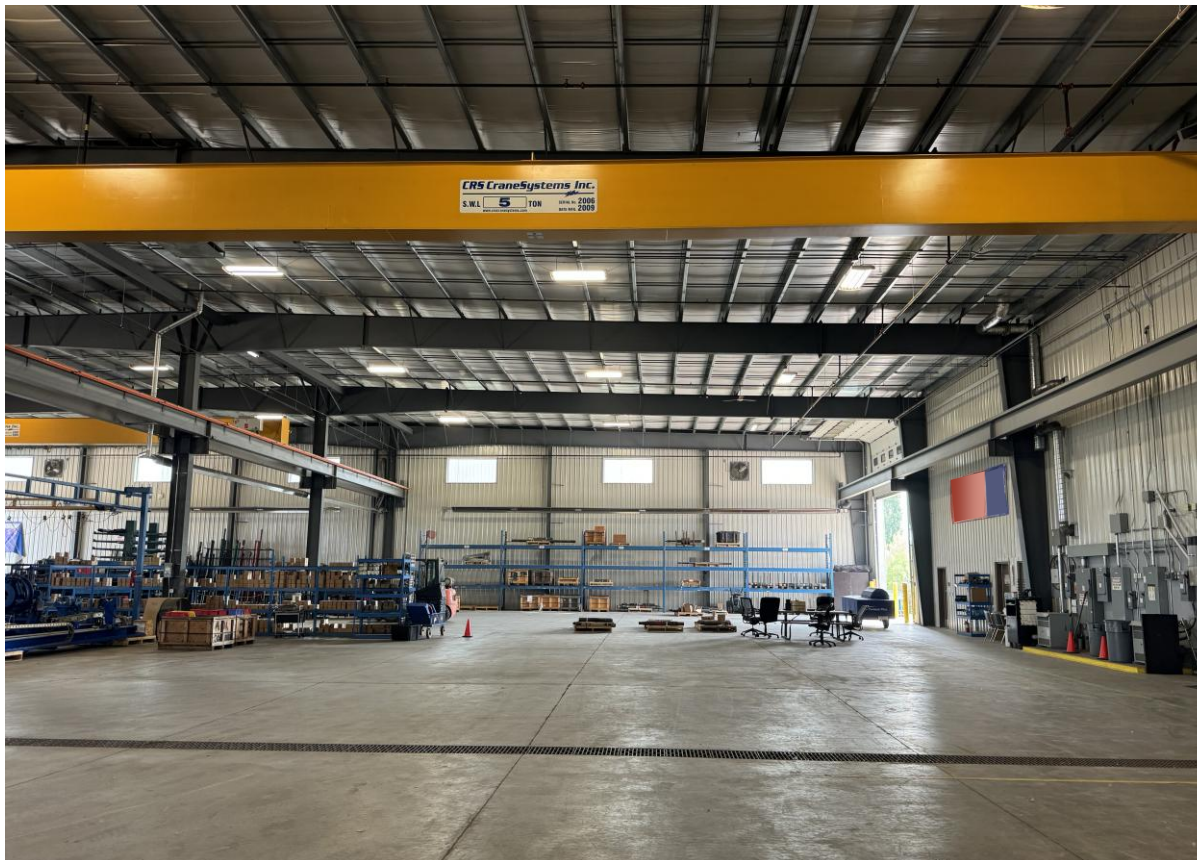
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PROPERTY HIGHLIGHTS

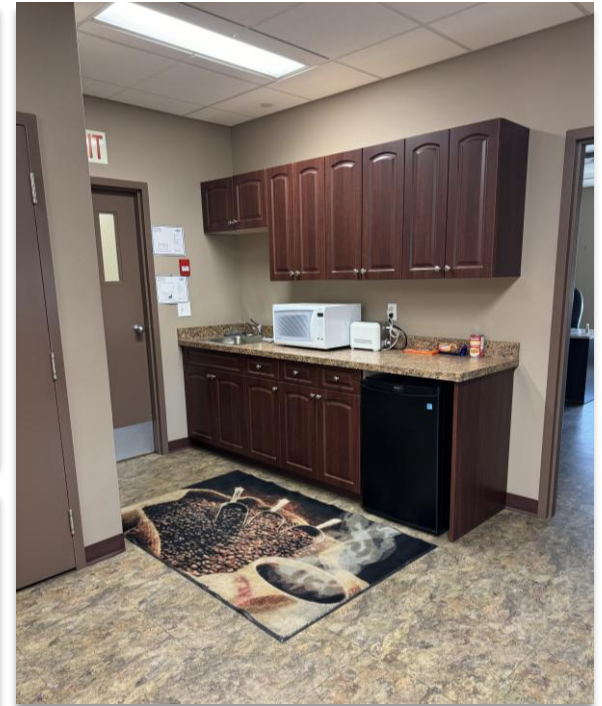
- Free standing building with large yard in Red Deer County
- Well compacted fully fenced and gated yard, with potential for building expansion
- Excellent property for manufacturing or service companies that require trailer and equipment storage
- 32,570 SF freestanding building on 4.45 acres in Clearview 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
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- 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	2,870 SF Man Floor Office 2,870 SF Second Floor Office <u>26,830 SF Warehouse</u> 32,570 SF Total
SITE SIZE	4.45 Acres
LOADING	Four (4) 18' x 18' grade loading doors
ZONING	BSI - Business Service Industrial District
CEILING	24' 6"
YEAR BUILT	2009
AVAILABLE	Immediately
POWER	600 Volt, 400 Amp (TBC)
TAXES (2024)	\$75,386.56
SALE PRICE	\$5,900,000

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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