

FOR SALE

±19,000 Sq. Ft. on

±2.82 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



236 Clearview Dr, Red Deer, AB

INVESTMENT PROPERTY

Property Highlights

- 8.25% CAP Rate
- Yard storage
- 10- ton crane
- Makeup air
- Built-out second floor office
- 21' ceilings
- Long standing tenants with strong covenants
- \$314,933.76 NOI



403.896.9293



www.lizotterealestate.com

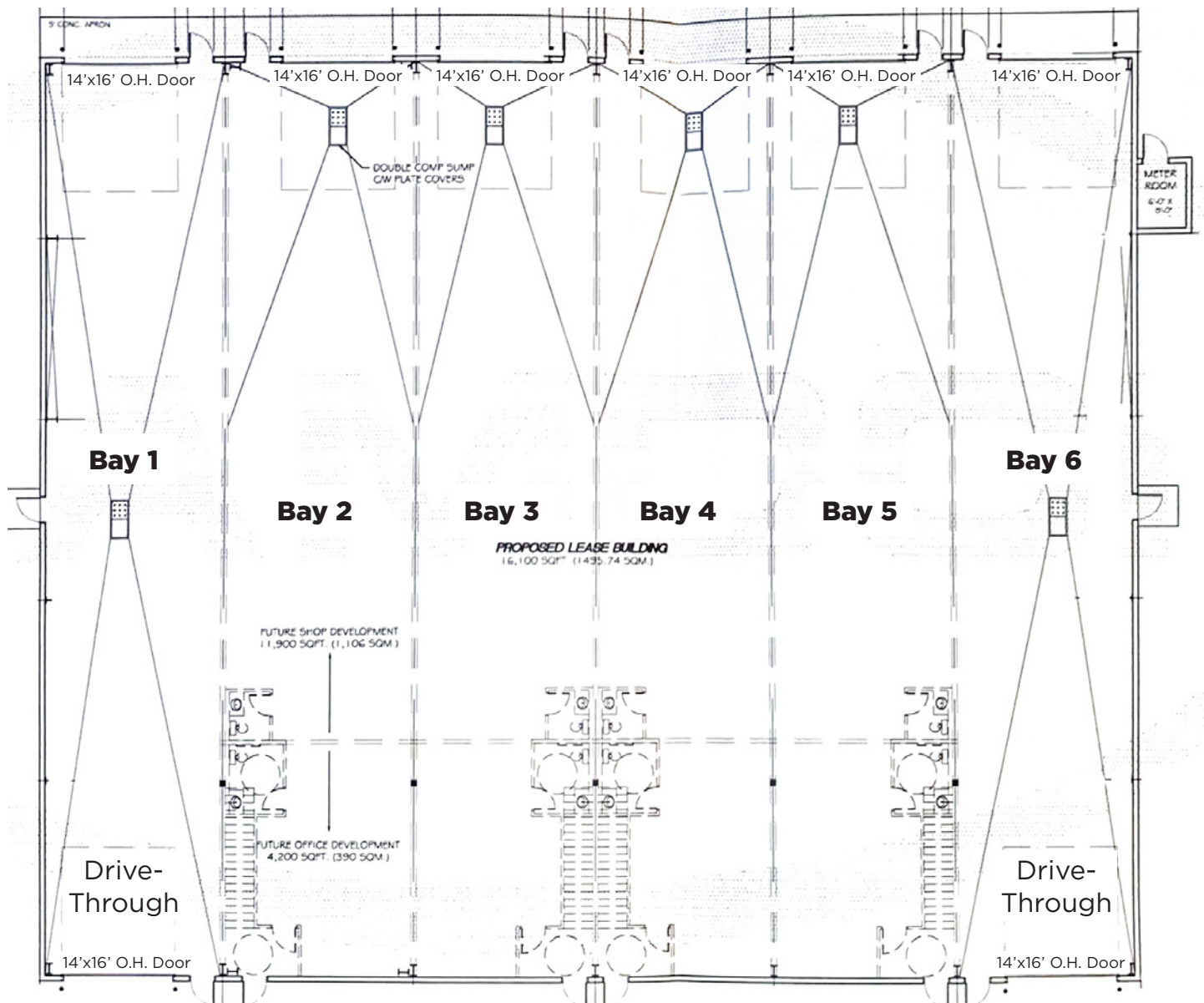


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Investment Property

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Property Information

Municipal Address: 236 Clearview Dr, Red Deer, AB

Legal Address: Plan 0820855 Block 1 Lot 12

Building Size: 19,000 Sq. Ft. (+/-)

Lot Size: 2.82 Acres (+/-)

Zoning: BSI

Parking: Ample parking

Sumps: 2, and trench drains

Power: 600 AMP | 3 Phase

Heating: forced air/radiant

Ceiling Height: 21'

Loading: (8) 14'x16', 2 drive-through, Grade

Neighbourhood: Clearview Industrial Park

Possession: Immediate

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Purchase Price: \$3,800,000.00

Property Taxes: \$40,512.29 (2025)

Cap Rate: 8.25%

OP Costs: \$3.50/Sq. Ft.

Contact

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