

# \$329,400 - 21 Metaldog Place, Rural Clearwater County

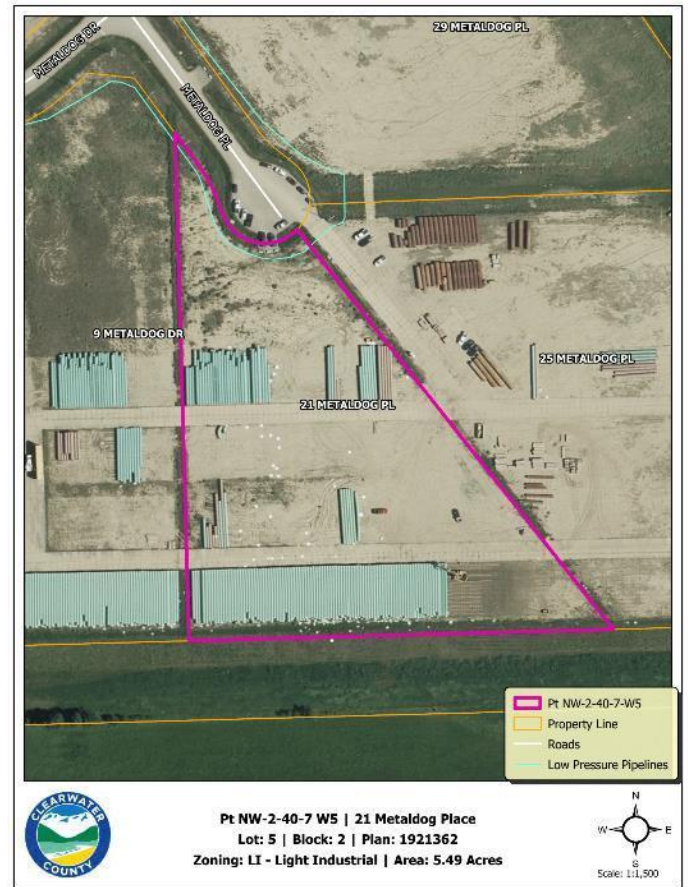
MLS® #A2090702

**\$329,400**

0 Bedroom, 0.00 Bathroom,  
Land on 5.49 Acres

Metaldog Industrial Park, Rural Clearwater  
County, Alberta

21 METALDOG PLACE 5.49 ACRES -  
Metaldog Industrial Subdivision is located  
minutes northeast of Rocky Mountain House  
on Airport Road, situated on a ban-free road,  
and located within a mile of Alberta's High  
Load Corridor. Zoned LIGHT INDUSTRIAL  
DISTRICT • Metaldog Industrial  
Subdivision is 1 of the newest industrial  
subdivisions within Clearwater County (has  
been used for a pipe laydown yard for the past  
couple of years). All bare lots are serviced  
with 3 PHASE power and natural gas to  
property lines, and all roads within the  
subdivision are paved, (Note: private well &  
sewer systems will need to be installed at the  
purchaser's expense to suit individual  
requirements). Firepond is located within the  
subdivision. Prime location to establish, and  
grow your business. Immediate possession is  
available. The general purpose of this district  
is to accommodate and regulate small to  
medium-scale industrial operations, note a  
security suite as part of the main building is  
permitted as a discretionary use (this allows  
for an owner/operator or staff to live onsite for  
security purposes, and is at the discretion of  
the development officer). No development  
timeframes. Make your mark in CENTRAL  
ALBERTA! Multiple lots available for sale,  
parcel sizes between 3.83 acres - 8.72 acres  
(GST is applicable)



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2090702        |
| Price     | \$329,400       |
| Bathrooms | 0.00            |
| Acres     | 5.49            |
| Type      | Land            |
| Sub-Type  | Industrial Land |
| Status    | Active          |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 21 Metaldog Place        |
| Subdivision | Metaldog Industrial Park |
| City        | Rural Clearwater County  |
| County      | Clearwater County        |
| Province    | Alberta                  |
| Postal Code | T4T 2A2                  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2023 |
| Days on Market | 647                |
| Zoning         | LIGHT INDUSTRIAL   |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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