



**GRASSROOTS**  
REALTY GROUP

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**11 METALDOG Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2003133**

**\$352,000**

**Division:** Metaldog Industrial Park

**Lot Size:** 6.40 Acres

**Lot Feat:** -

**By Town:** Rocky Mountain House

**LLD:** 2-40-7-W5

**Zoning:** LIGHT INDUSTRIAL

**Water:** -

**Sewer:** -

**Utilities:** -



- 11 METALDOG DRIVE 6.4 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 "LI"; 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 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. Parcel sizes available range in size from 3.83 acres - 8.01 acres and are NEWLY priced. Make your mark in CENTRAL ALBERTA! (GST is applicable)