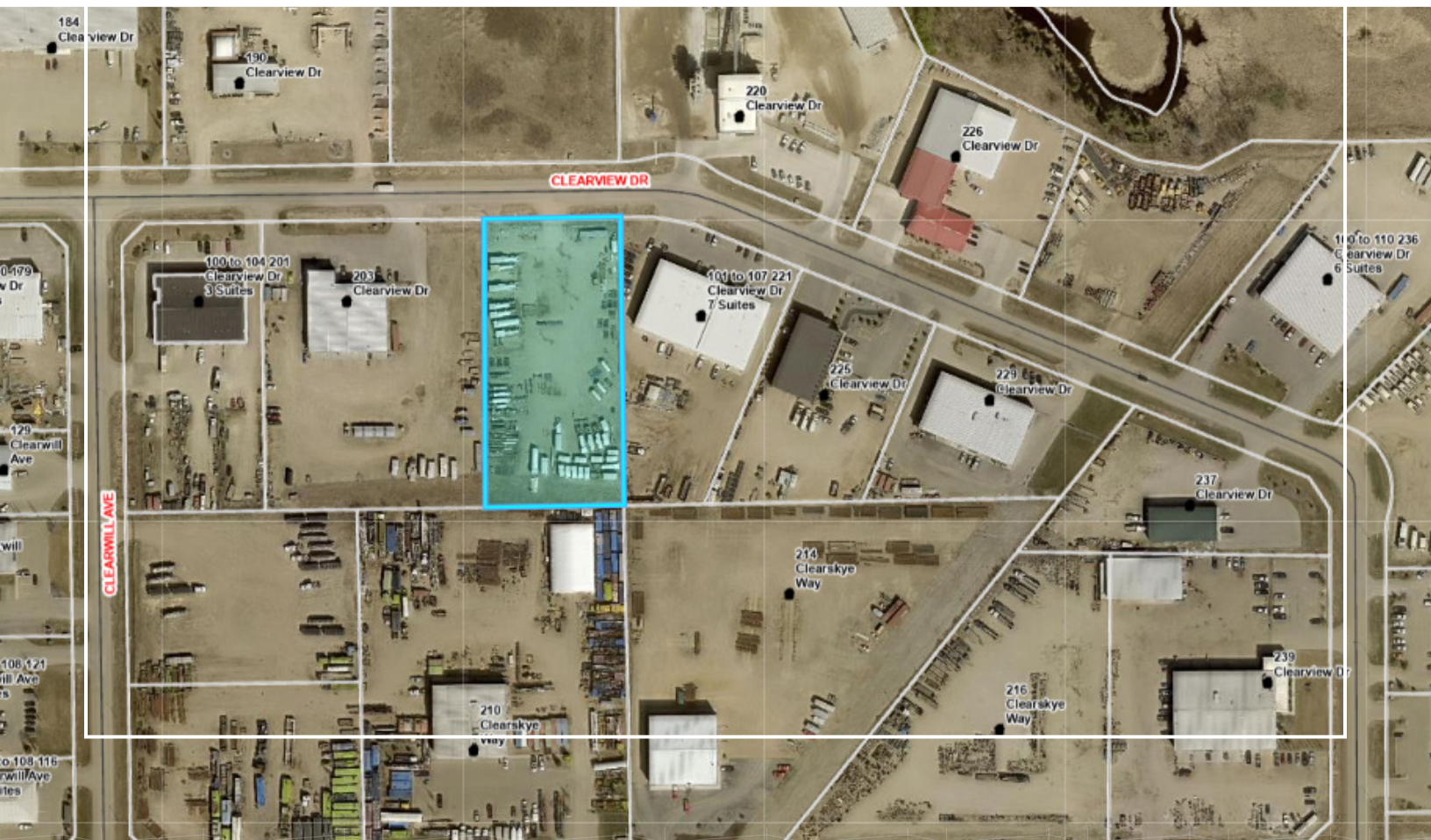


FOR LEASE

207 CLEARVIEW DRIVE
RED DEER COUNTY, AB





About the Property

Available for immediate possession, this 1.98-acre fenced and graveled storage yard is located in Clearview Industrial Park, Red Deer County and offers an excellent opportunity for outdoor storage, contractor use, or equipment laydown.

The site is BSI-zoned and provides convenient access to 40th Avenue, 19th Street, and the QEII Highway, allowing for efficient regional connectivity.

The yard is fully secured, offers good visibility, and is well suited for a variety of industrial users seeking flexible surface lease options.

The tenant is responsible for paying property taxes directly to Red Deer County.

LEGAL DESCRIPTION

Plan 0826089, Block 4, Lot 7

SITE SIZE

1.98 Acres

GROSS LEASE RATE

\$4,000/month + GST

ZONING

BSI - Business Service Industrial

LOCATION

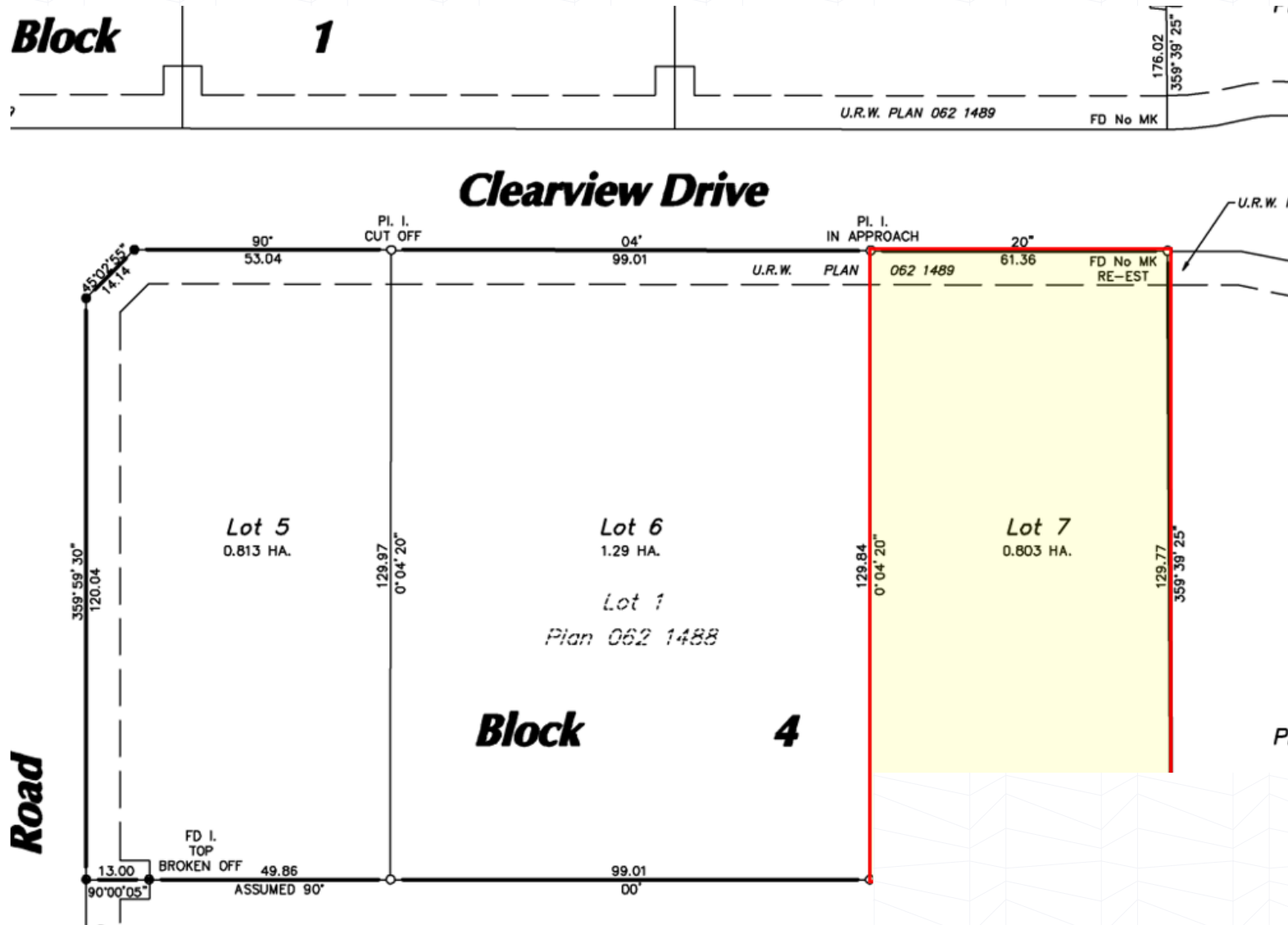
Clearview Industrial Park

POSSESSION

Immediate

Site Plan

207 Clearview Drive





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