# \$1,999,999 - 390039 Range Road 5-4 Range, Rural Clearwater County

MLS® #A2193375

### \$1,999,999

0 Bedroom, 0.00 Bathroom, Commercial on 138.00 Acres

NONE, Rural Clearwater County, Alberta

Exceptional Commercial Property on 138Â acres, providing 104 Acres of hay income, visibility and development potential. It currently meets the criteria in the Municipal Development Plan for multiple subdivision. With the Hwy 11 twinning set, it will offer UNRESTRICTED ACCESS to the HWY 11 HIGH LOAD CORRIDOR, to further boost access & long-term value.

The 25,000 sq ft (100×250×20) engineered Steel building is fully insulated & heated, featuring large overhead doors with Commercial HRVS, 14 ft Big Ass Fan, Exhaust fan, reinforced thresholds, 2 accessible Bthrms & Meeting room—ideal for

Commercial/Industrial use, offices, meetings, or events. The unfinished 34×100 ft. Upper Mezzanine (with steel stairs included) is roughed-in for natural gas & plumbed for 6 Bthrms, 2 showers & kitchenâ€"ready for future office, conference or accommodation development.

A 36×84×14 insulated heated Barn/Shop (2022) with 14 ft Lean-too, enjoys radiant heat & HRV adding over 3,000 sq ft of workspace, plus a 40×80×16 Cold storage building (2022) for equipment or inventory. Fully serviced with upgraded Pedestal Power, 2 Water wells, 2 septics, & natural gas. Price includes Land & 3 Buildings only. May require re-zoning. Modular home & ALL Equestrian equipment are excluded.







#### **Essential Information**

MLS® # A2193375 Price \$1,999,999

Bathrooms 0.00
Acres 138.00
Year Built 2015

Type Commercial Sub-Type Mixed Use

Status Active

# **Community Information**

Address 390039 Range Road 5-4 Range

Subdivision NONE

City Rural Clearwater County

County Clearwater County

Province Alberta
Postal Code T0M 0C0

#### **Amenities**

Utilities Natural Gas Connected, Sewer Connected, Water Connected, Electricity

Paid For, Heating Paid For, Satellite Internet Available, Underground

Utilities

Interior

Heating Natural Gas, In Floor, Propane, Radiant

**Exterior** 

Lot Description Farm, Landscaped, Pasture

Roof Metal, Asphalt

Construction Metal Siding, Concrete, Metal Frame

Foundation Poured Concrete, ICF Block

#### **Additional Information**

Date Listed February 17th, 2025

Days on Market 275 Zoning AG

# **Listing Details**

## Listing Office Coldwell Banker Ontrack Realty

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