\$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 138 acres (105 Acres currently in Hay) along paved Hwy 11, a HIGH LOAD CORRIDOR, offering income, visibility, and development potential. Meeting criteria in the Municipal Development Plan for subdivision or Re-Zoning, with Hwy 11 twinning set 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 & kitchen—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. Modular home & ALL Equestrian equipment 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 Electricity Paid For, Heating Paid For, Natural Gas Connected, Satellite

Internet Available, Sewer Connected, Underground Utilities, Water

Connected

Interior

Heating In Floor, Natural Gas, Radiant

Exterior

Lot Description Farm, Landscaped, Pasture

Roof Asphalt, Metal

Construction Concrete, Metal Frame, Metal Siding

Foundation Poured Concrete, ICF Block

Additional Information

Date Listed February 17th, 2025

Days on Market 259 Zoning AG

Listing Details

Listing Office Coldwell Banker Ontrack Realty

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