

\$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-to, 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 septs & natural gas.

Price includes Land & 3 Buildings only. A Modular home & ALL Equestrian equipment excluded.



Built in 2015

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, Underground Utilities, Water Connected, Electricity Paid For, Heating Paid For, Satellite Internet Available
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Interior

Heating	Natural Gas, In Floor, Radiant
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Exterior

Lot Description	Landscaped, Pasture, Farm
Roof	Asphalt, Metal
Construction	Concrete, Metal Frame, Metal Siding
Foundation	Poured Concrete, ICF Block

Additional Information

Date Listed	February 17th, 2025
Days on Market	264
Zoning	AG

Listing Details

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