

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

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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	Electricity Paid For, Heating Paid For, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
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**Interior**

Heating	In Floor, Natural Gas, Radiant
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**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	230
Zoning	AG

**Listing Details**

Listing Office

Coldwell Banker Ontrack Realty

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