

# \$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 154.00 Acres

NONE, Rural Clearwater County, Alberta

Prime 25,000 Sq. Ft. Commercial Facility with exceptional exposure & expansion potential. Strategically positioned at the high-traffic intersection of paved Highway 11 & paved Range Road 5-4, this impressive 25,000 sq. ft. steel-engineered, insulated, & heated building offers outstanding commercial potential. Known as the "Gateway to the West Country," this location ensures maximum visibility & accessibility, making it an ideal hub for a variety of business ventures. Constructed in 2015, the bold, brick-red structure measures 100' x 250' x 20' and is currently utilized as a riding Arena. Its versatile design can easily accommodate a wide range of commercial or industrial applications. The building features radiant heat, two industrial Heat Recovery Ventilation Systems (HRVs) & is equipped with overhead doors to support heavy-duty operations: two 16' x 16' doors, two 10' x 10' doors, one 8' x 8' door & multiple Man doors. All door thresholds reinforced to handle heavier equipment, enhancing its functionality for industrial use. Upon entry, you are welcomed by a developed Viewing/Meeting room, thoughtfully designed with in-floor heating, an HRV system to ensure year-round comfort, a full Kitchen & two accessible Bthrms, making it ideal for hosting meetings, events, or client gatherings. The unfinished upper Mezzanine offers significant potential for future



development. The un-installed steel stairs included, the space is equipped with roughed-in plumbing & natural gas connections to support a kitchen, heating system, 6 Bthrms & 2 showers. This area presents an excellent opportunity for expanded office space, additional Meeting / large Conference rooms or accommodations. Situated on 154 acres of land, currently 121 Acres in excellent Hay production, the property generates farm income & importantly provides ample space for future development or expansion. This vast property offers flexibility for growing businesses or potential subdivision opportunities as the region continues to develop. Included- at a price BELOW APPRAISED VALUE, is a 36' x 84' x 14' insulated Barn, constructed in 2022, features extensive lighting, water, radiant heat & HRV system. Currently with stalls, it can be easily converted into an exceptional SHOP or light industrial Workspace. Adding even more value is a 40' x 80 x 16' cold storage building, also built in 2022, offering substantial additional storage capacity for equipment, inventory, or agricultural use. The property is fully serviced with upgraded Pedestal power, three sets of utilities, incl natural gas, two water wells, ensuring ample capacity for both current & future operations. Notably, the planned twinning of Highway 11 will significantly enhance the property's accessibility & long-term value. For listing with Home and/or Equestrian equipment included, see MLS A2184539

Built in 2015

**Essential Information**

MLS® #	A2193375
Price	\$1,999,999
Bathrooms	0.00

Acres	154.00
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, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Water Connected, Heating Paid For, Underground Utilities
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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	63
Zoning	AG

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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