

# \$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

WANT High-traffic exposure for your business? The Intersection of paved Highway 11 & paved Range Road 5-4, providing exceptional exposure! NEED BIG SPACE? Prime, steel Engineered 25,000 Sq. Ft. This impressive insulated, & heated building offers outstanding commercial potential at a price that cannot be achieved today. This "Gateway to the West Country" 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'. 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, reinforced to support heavy-duty operations enhancing its functionality for industrial use: two 16' x 16' doors, two 10' x 10' doors, one 8' x 8' door & multiple Man doors. Upon entry, you are welcomed by a developed Viewing/Meeting room, designed with in-floor heat, an HRV system to ensure year-round comfort, a full Kitchen & two accessible Bthrms, making it ideal for an Office, hosting meetings, events, or client gatherings. The unfinished upper 34x100ft 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, accommodations or storage. Situated on 154 acres of land, currently 121 Acres in S sloping Hay production, the property generates farm income & ample space for future development, expansion & flexibility for growing businesses or potential subdivision opportunities as the region continues to develop.Â TheÂ 36â€™ x 84â€™ insulated Barn, w 14' Lean-to, constructed in 2022, features extensive lighting, water, radiant heat & HRV system. Currently with removable stalls, it can be easily converted into an exceptional SHOP or light industrial Workspace. Adding more value is a 40â€™ x 80 x 16â€™ 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. Note: the planned twinning of Highway 11 will significantly enhance the property's accessibility & long-term value. More info option, 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, Heating Paid For, Natural Gas Connected, Satellite Internet Available, Sewer Connected, Underground Utilities, Water Connected
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### Interior

Heating	Natural Gas, In Floor, 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	172
Zoning	AG

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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