

**390039 Range Road 5-4 Range
Rural Clearwater County, Alberta**

MLS # A2193375



\$1,999,999

Division:	NONE
Type:	Mixed Use
Bus. Type:	Agriculture, Commercial , Manufacturing, Other, Recreation
Sale/Lease:	For Sale
Bldg. Name:	Spur West Event Center
Bus. Name:	Spur West Event Center
Size:	25,000 sq.ft.
Zoning:	AG
Heating:	In Floor, Natural Gas, Propane, Radiant
Floors:	-
Roof:	Asphalt, Metal
Exterior:	Concrete, Metal Frame, Metal Siding
Water:	Well
Sewer:	Open Discharge, Septic Tank
Inclusions:	Fridge, Stove
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Paid For, Natural Gas Connected, Heating Paid For
Parking:	-
Lot Size:	138.00 Acres
Lot Feat:	Farm, Landscaped, Pasture

Exceptional Commercial Property on 138 acres, providing 104 Acres of hay income, visibility and development potential. It currently meets the criteria in the Municipal Development Plan for multiple subdivision. With the Hwy 11 twinning set, it will offer UNRESTRICTED ACCESS to the HWY 11 HIGH LOAD CORRIDOR, 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 septic, & natural gas. Price includes Land & 3 Buildings only. May require re-zoning. Modular home & ALL Equestrian equipment are excluded.