

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

---

MLS® #A2193375

**\$1,999,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 154.00 Acres

NONE, Rural Clearwater County, Alberta

Do you need BIG HEATED INDOOR SPACE in a High-traffic, HIGHWAY FRONTAGE and on a HIGH LOAD CORRIDOR location for your business? Just 30 mins W of RED DEER at the Intersection of paved Highway 11 & paved Range Road 5-4,Â providing exceptional exposure!Â Â Prime, steel Engineered 25,000 Sq. Ft.Â This impressive insulated, & heated building with commercial HRV systems, 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 100â€™ x 250â€™ x 20â€™.Â Currently utilized as a riding Arena, its versatile design can easily accommodate a wide range of commercial or industrial applications. The building features 2 radiant heaters, two industrial Heat Recovery Ventilation Systems (HRVs) & is equipped with overhead doors, reinforced to support heavy-duty operationsÂ enhancing its functionality for industrial use: two 16â€™ x 16â€™ doors, two 10â€™ x 10â€™ doors, one 8â€™ x 8â€™ door & multiple Man doors. Â 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



Bathrooms, 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 Bathrooms & 2 showers. This area presents an excellent opportunity for expanded office space, additional Meeting / large Conference rooms, accommodations with a MOUNTAIN VIEW or storage. With currently 121 Acres in S sloping Hay production, the property generates farm income & ample space for future development, expansion & flexibility for growing businesses as the region continues to develop and it currently meets criteria within the Municipal Development plan for multiple Subdivision. The 36' x 84' x 14' insulated Barn, constructed in 2022, just 3 yrs old, adds another 3000 Sqft for Heated use, with a 14' Lean-to, features extensive lighting, water, radiant heat & HRV system. Currently with removable stalls, it can be easily converted into an exceptional SHOP or well-lit industrial Workspace. Adding 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 for easy expansion, 2 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. Seller may hold some financing for an approved Buyer. 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	Natural Gas Connected, Sewer Connected, Water Connected, Electricity Paid For, Heating Paid For, Satellite Internet Available, Underground Utilities
-----------	--

### Interior

Heating	Natural Gas, In Floor, Radiant
---------	--------------------------------

### Exterior

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

### Additional Information

Date Listed	February 17th, 2025
Days on Market	207
Zoning	AG

### Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.