



GRASSROOTS
REALTY GROUP

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385057A RGE RD 4-3 Street
Rural Clearwater County, Alberta

MLS # A2240919



\$999,900

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	1978 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	152.00 Acres		
Lot Feat:	See Remarks		

Heating:	-	Water:	See Remarks, Well
Floors:	-	Sewer:	Septic Field, Septic Tank
Roof:	-	Near Town:	Condor
Basement:	Unfinished	LLD:	31-38-4-W5
Exterior:	-	Zoning:	mixed Farming
Foundation:	-	Utilities:	See Remarks
Features:	-		

Major Use: Mixed

Located along Highway 11 with excellent visibility, this 154-acre mixed farming property offers significant future commercial development potential. The land features a combination of open fields and mature trees, along with a single-wide mobile home and an additional serviced site. A large, newer metal shop is also on the property, divided into two sections: the east side measures 24x40 with a 14 ft high by 19.6 ft wide overhead door, while the west side is 36x40 with a 12 ft high by 11.6 ft wide door. The shop includes cement floors, 220 power, and a 2-piece bathroom. This property also generates solid annual income with \ \$7,000 from oil revenue, \ \$4,400 from a land lease, and \ \$1,500 from a gas lease. A rare opportunity in a prime location with strong investment potential.