



GRASSROOTS
REALTY GROUP

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

MLS # A2240919



\$899,900

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. **Age:** 1978 (48 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: -

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, \$5000 from a land lease, and \$2000 from a gas lease. A rare opportunity in a prime location with strong investment potential.