



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2193375**



**\$1,999,999**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	Agriculture, Commercial , Manufacturing, Other, Recreation
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Spur West Event Center
<b>Bus. Name:</b>	Spur West Event Center
<b>Size:</b>	25,000 sq.ft.
<b>Zoning:</b>	AG

<b>Heating:</b>	In Floor, Natural Gas, Propane, Radiant	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt, Metal	<b>Utilities:</b>	Electricity Paid For, Natural Gas Connected, Heating Paid For
<b>Exterior:</b>	Concrete, Metal Frame, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	Well	<b>Lot Size:</b>	138.00 Acres
<b>Sewer:</b>	Open Discharge, Septic Tank	<b>Lot Feat:</b>	Farm, Landscaped, Pasture
<b>Inclusions:</b>	Fridge, Stove		

Exceptional Commercial Property on 138&nbsp;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&times;250&times;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&mdash;ideal for Commercial/Industrial use, offices, meetings, or events. The unfinished 34&times;100 ft. Upper Mezzanine (with steel stairs included) is roughed-in for natural gas & plumbed for 6 Bthrms, 2 showers & kitchen&mdash;ready for future office, conference or accommodation development. A 36&times;84&times;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&times;80&times;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.&nbsp; May require re-zoning. Modular home & ALL Equestrian equipment are excluded.