



GRASSROOTS
REALTY GROUP

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**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, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt, Metal	Utilities:	Electricity Paid For, Natural Gas Connected, Heating Paid For
Exterior:	Concrete, Metal Frame, Metal Siding	Parking:	-
Water:	Well	Lot Size:	154.00 Acres
Sewer:	Open Discharge, Septic Tank	Lot Feat:	Farm, Landscaped, Pasture
Inclusions:	Fridge, Stove		

Prime 25,000 Sq. Ft. Commercial Facility with exceptional exposure & expansion potential. Strategically positioned at the high-traffic intersection of paved Highway 11 & paved Range Road 5-4, this impressive 25,000 sq. ft. steel-engineered, insulated, & heated building offers outstanding commercial potential. Known as the "Gateway to the West Country," this 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 100' x 250' x 20' and is currently utilized as a riding Arena. Its versatile design can easily accommodate a wide range of commercial or industrial applications. The building features radiant heat, two industrial Heat Recovery Ventilation Systems (HRVs) & is equipped with overhead doors to support heavy-duty operations: two 16' x 16' doors, two 10' x 10' doors, one 8' x 8' door & multiple Man doors. All door thresholds reinforced to handle heavier equipment, enhancing its functionality for industrial use. Upon entry, you are welcomed by a developed Viewing/Meeting room, thoughtfully designed with in-floor heating, an HRV system to ensure year-round comfort, a full Kitchen & two accessible Bthrms, making it ideal for hosting meetings, events, or client gatherings. The unfinished upper 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 Bthrms & 2 showers. This area presents an excellent opportunity for expanded office space, additional Meeting / large Conference rooms or accommodations. Situated on 154 acres of land, currently 121 Acres in excellent Hay production, the property

generates farm income & importantly provides ample space for future development or expansion. This vast property offers flexibility for growing businesses or potential subdivision opportunities as the region continues to develop. Included- at a price BELOW APPRAISED VALUE, is a 36' x 84' x 14' insulated Barn, constructed in 2022, features extensive lighting, water, radiant heat & HRV system. Currently with stalls, it can be easily converted into an exceptional SHOP or light industrial Workspace. Adding even 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, three sets of utilities, incl natural gas, two water wells, ensuring ample capacity for both current & future operations. Notably, the planned twinning of Highway 11 will significantly enhance the property's accessibility & long-term value. For listing with Home and/or Equestrian equipment included, see MLS A2184539