



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

**MLS # A2240919**



**\$899,900**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	152.00 Acres		
<b>Lot Feat:</b>	See Remarks		

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

**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.