



GRASSROOTS
REALTY GROUP

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354073 Range Road 5-3
Rural Clearwater County, Alberta

MLS # A2335048



\$499,900

Division: NONE

Lot Size: 8.20 Acres

Lot Feat: -

By Town: Caroline

LLD: 27-35-5-W5

Zoning: CRA

Water: Well

Sewer: -

Utilities: -

Situated on 8.2 acres at the end of a quiet dead-end road, this unique property offers an exceptional opportunity to live, work and run your own business from one location. The centrepiece of the property is an impressive 5400 sq. ft. industrial/agricultural shop, measuring 54' x 100' with 18-ft height and four 16-ft overhead doors—providing excellent access for large trucks, tractors and heavy equipment. The shop is already well equipped with a three-piece washroom, washer and dryer, fridge and stove, making it an extremely functional setup for a mechanic, trucking or gravel operation, agricultural business, heavy-equipment operator, contractor, oilfield-related operation, or anyone needing serious shop and equipment space. With 8 acres of land, there is plenty of room for equipment, trucks, trailers and additional development. And with the property located only minutes from Caroline, Alberta, you get the privacy and space of country living without being far from town. Live where you work! The property also offers the potential to bring in a modular/manufactured home or build your own home, creating a fantastic opportunity to establish your residence and business together on one versatile acreage. 8 acres. 5400 sq. ft. shop. Four 16-ft overhead doors. Dead-end road. Minutes from Caroline. An incredible opportunity for someone looking for space to work, build and grow.