

**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		

Do you need BIG HEATED INDOOR SPACE in a High-traffic, HIGHWAY FRONTAGE location for your business? Just 30 mins W of RED DEER at the Intersection of paved Highway 11 & paved Range Road 5-4, providing exceptional exposure! Prime, steel Engineered 25,000 Sq. Ft. This impressive insulated, & heated building with commercial HRV systems, offers outstanding commercial potential at a price that cannot be achieved today. This "Gateway to the West Country" 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'. 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, reinforced to support heavy-duty operations enhancing its functionality for industrial use: two 16' x 16' doors, two 10' x 10' doors, one 8' x 8' door & multiple Man doors. Upon entry, you are welcomed by a developed Viewing/Meeting room, designed with in-floor heat, an HRV system to ensure year-round comfort, a full Kitchen & two accessible Bthrms, making it ideal for an Office, hosting meetings, events, or client gatherings. The unfinished upper 34x100ft 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, accommodations with a

MOUNTAIN VIEW or storage. Situated on 154 acres of land, currently 121 Acres in S sloping Hay production, the property generates farm income & ample space for future development, expansion & flexibility for growing businesses as the region continues to develop and it currently meets criteria within the Municipal Development plan for multiple Subdivision. The 36' x 84' x 14' insulated Barn, constructed in 2022, just 3 yrs old, adds another 3000 Sqft for Heated use, with a 14' Lean-to, features extensive lighting, water, radiant heat & HRV system. Currently with removable stalls, it can be easily converted into an exceptional SHOP or well-lit industrial Workspace. Adding 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 for easy expansion, three sets of utilities, incl natural gas, two water wells, ensuring ample capacity for both current & future operations. Note: the planned twinning of Highway 11 will significantly enhance the property's accessibility & long-term value. Seller may hold some financing for an approved Buyer. More info option, see MLS A2184539