

780-228-2224

donna@donnawilson.ca

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

MLS # A2240919



\$999,900

NONE Division: Cur. Use: Style: Size: 0 sq.ft. Age: 1978 (47 yrs old) **Beds:** Baths: Garage: Lot Size: 152.00 Acres Lot Feat: See Remarks

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

Major Use: Mixed

Features:

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, \\$4,400 from a land lease, and \\$1,500 from a gas lease. A rare opportunity in a prime location with strong investment potential.