



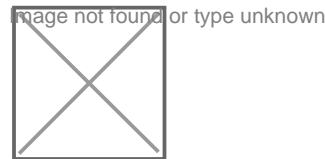
Generated:
Dec 7, 2025, 14:38:40

Regional Contact

Ali Hemmaway 403-625-3381 eda@claresholm.ca [Visit Website](#)

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

AGRICULTURE, COMMERCIAL , MANUFACTURING, OTHER, RECREATION FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location

Rural Clearwater County, Alberta

Listing ID:

29429

MLS ID:

A2193375

\$1,999,999



DORI WESTIN
 (403) 357-9010

Coldwell Banker Ontrack Realty
 403-343-3344

390039 Range Road 5-4 Range , Rural Clearwater County , Alberta T0M 0C0

Transaction Type For Sale	Title Fee Simple	Days On Market 291
Business Name Spur West Event Center	Business Type Agriculture,Commercial ,Manufacturing,Other,Recreation	Zoning AG
Subdivision NONE	Nearest Town Alhambra	Building Type Commercial Mix,Free-Standing
Year Built 2015	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 25000.00	Building Area (Sq. M.) 2322.56
Lot Size (Sq. Ft.) 6011280	Lot Size (Acres) 138.00	Footprint (Sq. Ft.) 25000
Construction Type Concrete,Metal Frame,Metal Siding	Roof Asphalt,Metal	Foundation ICF Block,Poured Concrete
Heating In Floor,Natural Gas,Propane,Radiant	Lot Features Farm,Landscaped,Pasture	Commercial Amenities Boardroom,Exhaust Fan(s),Kitchen,Lunchroom,Mezzanine,Outside Storage
Access to Property Direct Access,On Major Traffic Route,Paved Lane	Inclusions Fridge, Stove	Restrictions None Known
Reports Survey Plan,Well Certificate/Drawing		

Exceptional Commercial Property on 138 acres, providing 104 Acres of hay income, visibility and development potential. It currently meets the criteria in the Municipal Development Plan for multiple subdivision. With the Hwy 11 twinning set, it will offer UNRESTRICTED ACCESS to the HWY 11 HIGH LOAD CORRIDOR, to further boost access & long-term value. The 25,000 sq ft (100x250x20) engineered Steel building is fully insulated & heated, featuring large overhead doors with Commercial HRVS, 14 ft Big Ass Fan, Exhaust fan, reinforced thresholds, 2 accessible Bthrms & Meeting room—ideal for Commercial/Industrial use, offices, meetings, or events. The unfinished 34x100 ft. Upper Mezzanine (with steel stairs included) is roughed-in for natural gas & plumbed for 6 Bthrms, 2 showers & kitchen—ready for future office, conference or accommodation development. A 36x84x14 insulated heated Barn/Shop (2022) with 14 ft Lean-too, enjoys radiant heat & HRV adding over 3,000 sq ft of workspace, plus a 40x80x16 Cold storage building (2022) for equipment or inventory. Fully serviced with upgraded Pedestal Power, 2 Water wells, 2 septic, & natural gas. Price includes Land & 3 Buildings only. May require re-zoning. Modular home & ALL Equestrian equipment are excluded.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.