

\$999,900 - Wall Street, Rural Clearwater County

MLS® #A2240919

\$999,900

0 Bedroom, 0.00 Bathroom,
Agri-Business on 152.00 Acres

NONE, Rural Clearwater County, Alberta

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.

Built in 1978

Essential Information

| | |
|------------|---------------|
| MLS® # | A2240919 |
| Price | \$999,900 |
| Bathrooms | 0.00 |
| Acres | 152.00 |
| Year Built | 1978 |
| Type | Agri-Business |
| Sub-Type | Agriculture |
| Status | Active |

Community Information



| | |
|-------------|-------------------------|
| Address | Wall Street |
| Subdivision | NONE |
| City | Rural Clearwater County |
| County | Clearwater County |
| Province | Alberta |
| Postal Code | T0M 0X0 |

Amenities

| | |
|-----------|-------------|
| Utilities | See Remarks |
|-----------|-------------|

Interior

| | |
|--------------|------------|
| Has Basement | Yes |
| Basement | Unfinished |

Exterior

| | |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 1 |
| Zoning | mixed Farming |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.