$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