



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
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on 886 Highway  
Cereal, Alberta

MLS # A2229797



**\$700,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	9-31-6-W4
Exterior:	-	Zoning:	Ag
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Cannabis

Agri-Processing & Storage Facility &ndash; 13.52 Acres Central Alberta Now also for lease or rent by season or month Turnkey commercial facility on 13.52 acres with 21,960 sq. ft. of high-quality building space built in 2020&ndash;2021 by Remuda Builders. Designed for specialty crop processing and storage, the property includes heated, insulated shop space 5400 sq. ft., heated / insulated, large overhead door, concrete floor, mezzanine, 14400 sq. ft. cold storage. Ideal for agri & business expansion, custom storage, or light industrial use. Listing Price: \$700,000 Total Building Area: 21,960 sq. ft. Price per Sq. Ft.: &tilde; \$31.9 including land Key Building Features: Buildings &ndash; 7,560 sq. ft. &bull; 5,400 sq. ft. heated shop with mezzanine (23&rsquo; x 39&rsquo;) &bull; 2,160 sq. ft. cold storage for equipment 14,400 sq. ft. &bull; Pole building with open space, cold storage, and two large overhead doors Services: &bull; Power (single phase; 3-phase nearby) &bull; Propane heating &bull; 2 cisterns + reservoir &bull; Septic tank & field &bull; Blueprints available &bull; Located in Special Area 3 &bull; Eligible for non-Canadian buyers (under 20-acre restriction) &bull; Adjacent 144 acres available separately/optional