



**6180 Township Road 810**  
**Rural Saddle Hills County, Alberta**

**MLS # A2297946**



**\$6,200,000**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Industrial
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	6L Sand & Gravel
<b>Size:</b>	876 sq.ft.
<b>Zoning:</b>	A

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	160.00 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	NA		

An exceptional opportunity to acquire a fully operational sand and gravel pit in Saddle Hills County, Alberta, offering both immediate cash flow potential and long-term resource value. Located at 6180 Township Road 810, this rare asset combines income-producing land, proven aggregate reserves, and established infrastructure, making it ideal for investors, construction companies, and resource operators. This offering includes 1,318,124 + cubic meters of high-quality sand and gravel, representing approximately \$35 million in saleable product at current market pricing. The deposit has been extensively tested and historically meets Alberta Transportation specifications, making it suitable for road construction, municipal projects, oil and gas applications, and agricultural use. Operating for over 20 years, the business has built a strong client base across municipal, commercial, and industrial sectors, providing a solid foundation for continued revenue generation. The sale includes a quarter section of land, with additional rights to explore and extract from surrounding parcels, creating further upside and expansion potential. The property is fully equipped with key infrastructure, including an 80' x 12' electronic weigh scale, scale house, and ticketing system, allowing for efficient day-to-day operations. A 42' x 56' industrial shop, built in 2009, offers durable construction with a concrete pad, mezzanine office, and future-ready in-floor heating, supporting equipment storage and maintenance. A water license for diversion and gravel washing is in place, along with a current code of practice, ensuring operational continuity and regulatory compliance. This turnkey setup allows a new owner to step in and scale operations immediately. Offered at \$7,200,000, this asset presents a compelling investment case with significant remaining reserves and projected

strong returns, supported by ongoing demand for aggregate materials across Northern Alberta infrastructure and development projects. This is a rare chance to secure a high-value natural resource asset with proven performance, expansion potential, and long-term income generation in a strategic Alberta location.