



**263058 Township Road 252
Rural Wheatland County, Alberta**

MLS # A2316090



\$2,200,000

Division:	NONE
Type:	Business
Bus. Type:	Agriculture,Commercial ,Farm ,Mixed,Other
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	577 sq.ft.
Zoning:	AG-Agricultural General

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	29.79 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	See remarks		

Exceptional opportunity to acquire an established hydroponic greenhouse business and approximately 30 acres of land in a strategic location less than 25 minutes east of Calgary's city limits. The offering includes approximately 25,000 square feet of controlled-environment greenhouse production space, the operating business, land, and most equipment (subject to exclusions). Designed for efficient year-round production, the greenhouse facilities utilize advanced Argus environmental control systems and are currently operating at approximately 60–70% capacity, offering substantial opportunity for increased production and future growth. Current production includes a diverse range of crops such as basil, lettuces, kale, mint, microgreens, friscelery, and other specialty greens. The business benefits from established operations, proven growing systems, long-term wholesale vendor and customer relationships, experienced staff, and streamlined production processes. A team of four employees supports daily operations and facility maintenance, providing continuity and operational stability for a new owner. Surrounded on three sides by the Homesteads Area Structure Plan, this unique property offers both a thriving agricultural enterprise and a strategic landholding within one of the Calgary region's expanding growth corridors. Well suited for owner-operators, agricultural investors, greenhouse producers, entrepreneurs, or graduates of agriculture, horticulture, and greenhouse management programs seeking to step directly into ownership, the operation provides an established foundation, scalable infrastructure, and significant room for future expansion.