



**8, 5445 Highway 584**  
**Rural Mountain View County, Alberta**

**MLS # A2319194**



**\$2,500,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	13,646 sq.ft.
<b>Zoning:</b>	6

<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>	4.15 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

A rare opportunity to acquire a fully leased industrial investment property in the heart of Sundre's industrial district. Situated on over 4 acres and offering more than 13,000 square feet of rentable space, this unique property features five separate units including three industrial bays, one standalone industrial bay, and a state-of-the-art cannabis cultivation facility. All five spaces are fully rented to established tenants, providing immediate income and strong holding value. The expansive site offers substantial yard space with ample room for equipment storage, outdoor operations, or future building expansion. The standout feature of the property is the purpose-built cultivation facility, designed with flexibility in mind. The facility includes seven separate climate-controlled growing rooms, two drying rooms, office space, a kitchen, two washrooms, a shipping room, and additional storage areas. Whether continuing as a cannabis operation, adapting for horticultural production, or converting to industrial use, the possibilities are extensive. The seller is open to subdividing the cannabis facility (pending approvals) and selling separately. This property presents an exceptional opportunity for investors seeking stable cash flow, industrial owner-operators looking to secure a strategic asset, cannabis cultivators seeking a turnkey facility, or horticultural businesses requiring specialized infrastructure. Located just over an hour from Calgary, Sundre continues to experience growth while maintaining its reputation as a thriving business community and service hub for central Alberta. Opportunities to acquire a diversified, income-producing industrial property of this scale and versatility are exceptionally rare. Please visit the video to see the facility in more detail.