



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

185077 RR153
Rural Newell, County of, Alberta

MLS # A2324416



\$2,699,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	Agriculture, Variety
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	75,348 sq.ft.
Zoning:	Country Residential and A
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	62.95 Acres
Lot Feat:	Many Trees, Pasture, Private, Seasonal Water

Turn key greenhouse operation with a good return and acres of room for expansion. The property has regional water in place for domestic use and second water rights in place for seasonal watering. There are 9 greenhouses totaling 7000 square metres of growing space in addition to the field crops. The property also has an older 4 bedroom home with a new roof & siding (to be installed prior to possession), hot water tank 3 years old, new furnace motor and new flooring. In addition to the greenhouses there is a shop with a new metal roof, 1 sea can for storage and 1 refrigerated sea can and a recently built chicken coop. With access to the Trans Canada Hwy 1 via Hwy 36 with 2 kms, it is easy to transport product to markets. Have a look today and GET MOVING IN THE RIGHT DIRECTION!