



GRASSROOTS
REALTY GROUP

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263058 Township Road 252
Rural Wheatland County, Alberta

MLS # A2328302



\$2,200,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	1975 (51 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	29.79 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Lyalta
Basement:	-	LLD:	16-25-26-W4
Exterior:	-	Zoning:	1
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Fruits & Vegetables, Herbs, Mixed

Exceptional opportunity to acquire an established hydroponic greenhouse (CEA: controlled environment agriculture or a controlled environment farm) business, home and approximately 30 acres in Wheatland County, strategically located less than 25 minutes east of Calgary's city limits. The offering includes approximately 25,000 sq. ft. of controlled-environment greenhouse production space, the operating business, land, detached home (2 bd, 2 ba), mobile home trailer (4 bd, 2 ba), several outbuildings, and most equipment, subject to exclusions. Designed for efficient year-round production, the greenhouse operation utilizes advanced Argus environmental control systems and is currently operating at approximately 60–70% capacity, providing substantial opportunity to increase production and expand the business. Current crops include basil, lettuces, kale, mint, microgreens, frisee, celery, and other specialty greens. The operation has established growing systems, long-standing wholesale vendor and customer relationships, experienced staff, and established production processes. Four full-time employees, plus a handyman, support daily operations and facility maintenance. The greenhouse structures range in age from approximately 20 to 30 years, with the greenhouse roofs replaced in 2025 following a hail loss through an insurance claim. 4 greenhouses, approx. sizes are: 30x96', 32x200', 100x144' and a smaller one 20x40'. The roofs were replaced in the last 2 years through an insurance claim. Please see disclosure in supplements for additional information. The property offers considerable potential for a new owner to expand production, diversify crops, explore vertical farming or other controlled-environment agriculture applications, introduce automation, or develop additional revenue opportunities, subject to applicable

approvals and servicing requirements. The approximately 30-acre holding also provides room to consider future expansion of the operation. Located in Wheatland County, the property is well positioned for an agricultural entrepreneur looking to grow an established operation. The surrounding area is experiencing significant development, including The Lakes of Muirfield, approximately 3 minutes away, and the De Havilland Field project, approximately 9 minutes away via RR 264/Hwy 1 has broke ground. The property is surrounded by the Homesteads of Lyalta Area Structure Plan, adding further strategic interest to this acreage within one of the Calgary region's expanding corridors. An exceptional opportunity for an existing greenhouse operator, agricultural investor, owner-operator, entrepreneur, or graduate of agriculture, horticulture, greenhouse management, or agri-business programs seeking an established operation with experienced staff, existing markets, infrastructure, and significant room to grow. Please see disclosure and additional information in supplements. Greenhouse sizes are approximate: 100x144', 20x40', 30x96', 32x200