



GRASSROOTS
REALTY GROUP

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25043 TWP Road 470
Rural Vermilion River, County of, Alberta

MLS # A2336219



\$399,900

Division: NONE
Type: Warehouse
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 4,800 sq.ft.
Zoning: Urban Growth

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	Private	Lot Size:	9.37 Acres
Sewer:	Holding Tank	Lot Feat:	-
Inclusions:	NA		

Unique opportunity to acquire a 9.37-acre commercial/industrial property located at 25043 Township Road 470, Paradise Valley, Alberta, within the County of Vermilion River. Formerly utilized as an agricultural service and fertilizer facility, the property offers a substantial developed site with multiple buildings and improvements that may lend themselves to a variety of commercial, industrial, storage, transportation, equipment or contractor-related uses, subject to municipal approval and the restrictive covenant outlined below. According to County assessment records, improvements include a 3,456 SF rigid-frame metal warehouse built in 1998, a 1,433 SF office building built in 2009, a substantial 15,655 SF fertilizer storage building built in 2015, and a 240 SF blend shack/controls room built in 2008. The property provides considerable yard and operational space on its 9.37-acre site. The property is currently designated Urban Growth (UG) by the County of Vermilion River, with the County assessment record identifying its actual use as Improved Industrial / Other Special Purpose / Grain Handling. Prospective purchasers should confirm that their intended use complies with applicable municipal requirements. The property is being offered "as-is, where-is." Electrical wiring has been removed from the main power service and electrical service is currently unavailable. The well and septic systems are currently non-operational. The former fertilizer canopy has also sustained damage and requires repair. Certain shelving, equipment, fixtures and other items presently located on or within the property may be removed by the Seller prior to possession and should not be assumed to form part of the sale unless specifically agreed to in writing. Any remaining buildings, structures, equipment and improvements will be accepted in their existing

condition. 20 Year Non-Compete Clause Seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer. Property Details: 25043 Township Road 470, Paradise Valley, AB T0B 3R0 Site: 9.37 Acres Legal: NW 31-46-2-W4 Zoning: Urban Growth (UG) Municipality: County of Vermilion River Roll #: 246310219