

on 886 Highway
Cereal, Alberta

MLS # A2229797



\$700,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft.

Age: -

Beds: -

Baths: -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: -

Basement: -

LLD: 9-31-6-W4

Exterior: -

Zoning: Ag

Foundation: -

Utilities: -

Features: -

Major Use: Cannabis

Agri-Processing & Storage Facility – 13.52 Acres Central Alberta. Now also for lease or rent by season or month. Turnkey commercial facility on 13.52 acres with 21,960 sq. ft. of high-quality building space built in 2020–2021 by Remuda Builders. Designed for specialty crop processing and storage, the property includes heated, insulated shop space 5400 sq.', heated / insulated, large overhead door, concrete floor, mezzanine, 14400 sq.' cold storage. Ideal for agri & business expansion, custom storage, or light industrial use. Listing Price: \$700,000 Total Building Area: 21,960 sq. ft. Price per Sq. Ft.: ~\$31.9 including land. Key Building Features: Buildings – 7,560 sq. ft. • 5,400 sq. ft. heated shop with mezzanine (23' x 39') • 2,160 sq. ft. cold storage for equipment 14,400 sq. ft. • Pole building with open space, cold storage, and two large overhead doors. Services: • Power (single phase; 3-phase nearby) • Propane heating • 2 cisterns + reservoir • Septic tank & field • Blueprints available • Located in Special Area 3 • Eligible for non-Canadian buyers (under 20-acre restriction) • Adjacent 144 acres available separately/optional