

10, 34129 HWY 2A Highway
Bowden, Alberta

MLS # A2262236



\$35,000

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	948 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	88.06 Acres
Sewer:	-	Lot Feat:	Farm, Landscaped, Treed, Triangular Lot, Yard Drainage
Inclusions:	EXSISITING TREES AT TIME OF POSSESSION		

Prime strategically located property offering a rare opportunity to establish or expand a commercial nursery, tree farm, or garden centre operation. This 88.06-acre parcel is ideally located between Highway 2 and Highway 2A, just south of Bowden, providing exceptional visibility and high traffic exposure along the busy corridor between Bowden and Olds — only 20 minutes to Red Deer and one hour to Calgary. Zoned AG — Agricultural District, the land accommodates a wide range of agricultural and value-added uses, including nursery production, retail or wholesale garden centre, market gardening, and related agribusiness operations. Existing site improvements include a 40' x 95' heated shop, an irrigation pond, established tree plots, and ample open space suitable for greenhouse expansion, retail yard development, or on-site sales areas. The property's size, infrastructure, and location make it ideal for a long-term agricultural or horticultural enterprise. Ownership is seeking a long-term tenant (minimum 10-year term) interested in building a sustainable business presence in one of Central Alberta's most accessible and visible rural location.