

\$1,200,000 - 52225 Rge Road 70 A, Rural Parkland County

MLS® #E4419397

\$1,200,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

Seba Beach, Rural Parkland County, AB

• Excellent opportunity to own an established business with property, asset, business name along with trademark and reputation of over 60 years. • Organic soil products and manure mixes (potting mix, compost, topsoil, and manure) from composted peat. • Established clientele of many years and huge potential of market expansion. Currently supplies to different stores and greenhouses throughout Alberta and British Columbia. • Total about 78 acres of land. About 50 acres of peat bog with an estimated 10,000,000 cu.ft of extractable peat. Seller's estimated value of the raw material is about \$29M at current market. Peat bog extends further 30 acres to neighboring parcel of land, potential of additional extractable raw material. • 140 ft x 60 ft warehouse. • 70ft x 14ft manufactured home, 2-bed, 1 full washroom, kitchen. • Opportunity to utilize available land for other potential purpose. • Existing owner available for training and mentoring during transition period on a negotiated term.

Built in 1980

Essential Information

MLS® # E4419397



Price	\$1,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Business with Property
Status	Active

Community Information

Address	52225 Rge Road 70 A
Area	Rural Parkland County
Subdivision	Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

Exterior

Exterior	Mixed, Modular
Construction	Mixed, Modular

Additional Information

Date Listed	January 27th, 2025
Days on Market	70
Zoning	Zone 93

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Listing information last updated on April 7th, 2025 at 5:47pm MDT