# \$700,000 - On 886 Highway, Cereal

MLS® #A2229797

# \$700,000

0 Bedroom, 0.00 Bathroom, Agri-Business on 0.00 Acres

NONE, Cereal, Alberta

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 with21,960 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.: Ece \$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

#### **Essential Information**

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Price \$700,000

Bathrooms 0.00

Acres 0.00

Type Agri-Business

Sub-Type Agriculture

Status Active

# **Community Information**

Address On 886 Highway

Subdivision NONE

City Cereal

County Special Area 3

Province Alberta
Postal Code T0J 0N0

#### **Additional Information**

Date Listed June 11th, 2025

Days on Market 143

Zoning Ag

# **Listing Details**

Listing Office Real Estate Centre - Coaldale

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