

\$4,500,000 - 849-915 Railway Ave, Brant

MLS® #A2263660

\$4,500,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Brant, Alberta

Rail Siding Opportunity â€” \$4.5 Million Asking Price

This unique investment opportunity includes a high-performing CP Rail siding and adjacent feedlot support, offering strong cash flow potential and room for expansion.

â€¢ Current Lease: \$12,000/year.

â€¢ Land Base: 5 acres total â€” a combination of owned land and leased land from CP Rail.

â€¢ Siding Capacity:

â€¢ CP Rail classifies it as a 30-car siding.

â€¢ The site has space to unload 15 cars at a time.

â€¢ CP typically provides 2 to 3 unload spots per week

â€¢ Railcars are dropped off in two shifts (15 cars each), as they are unloaded.

â€¢ Cash Flow Stream: Excellent revenue from soymeal deliveries to colonies.

â€¢ Power: Equipped with 3-phase power on site.

Expansion Potential:

â€¢ Engineered plans may be available for siding expansion to either 50-car or 150-car capacity.

Additional Notes:

â€¢ Site includes an old elevator with minimal remaining value. While this site is currently being used for grain and commodity offloading, as well as different feed supplements, there are many possible uses for



this site, being converted to transloading of many different products. With its close proximity to Calgary and major markets as well as major transportation corridors, this facility would be suitable for a wide variety of uses.

Built in 1950

Essential Information

MLS® #	A2263660
Price	\$4,500,000
Bathrooms	0.00
Acres	0.00
Year Built	1950
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	849-915 Railway Ave
Subdivision	NONE
City	Brant
County	Vulcan County
Province	Alberta
Postal Code	T0L 0L0

Additional Information

Date Listed	October 15th, 2025
Days on Market	7
Zoning	Hamlet Commercial

Listing Details

Listing Office	Real Estate Centre - Fort Macleod
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