



GRASSROOTS
REALTY GROUP

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on 886 Highway
Cereal, Alberta

MLS # A2229797



\$1,900,000

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 Turnkey commercial facility on 13.52 acres with 52,644 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, climate-controlled storage, and cold storage. Ideal for agri & business expansion, custom storage, or light industrial use. Listing Price: \$1,900,000 Total Building Area: 52,644 sq. ft. Price per Sq. Ft.: ˜ \$36.09 including land

Key Building Features: Building 1 – 30,684 sq. ft. total • 25,500 sq. ft. processing area (concrete floor, insulated, heated, ventilated, 3 overhead doors) • 5,184 sq. ft. climate-controlled storage (heated & air-conditioned) Building 2 – 7,560 sq. ft. • 5,400 sq. ft. heated shop with mezzanine (23’ x 39’) • 2,160 sq. ft. cold storage for equipment Building 3 – 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