



GRASSROOTS
REALTY GROUP

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233055 922 Twp Road
Notikewin, Alberta

MLS # A2259102



\$325,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: - Baths: -

Garage: -

Lot Size: 9.09 Acres

Lot Feat: -

Heating: In Floor

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Water: -

Sewer: Holding Tank

Near Town: Manning

LLD: 9-92-23-W5

Zoning: Agricultural General

Utilities: -

Major Use: Mixed

Discover an exceptional opportunity to own a 9.09-acre greenhouse operation in Northern Alberta ideally located just off highway 35, only minutes north of Manning. The property is thoughtfully set up for continued agricultural success. It features a 30' x 50' wood framed building used as a greenhouse center, along with four greenhouses - one 30' x 96' and three 20' x 72' structures. Fully serviced, the site includes natural gas, electricity (wired for 120-amp back-up power), a sewer system and connection to municipal water supply. Additional highlights include a well-graveled yard, a 24' x 24' cold storage building and a gated front entrance with powered access. This operation is ideal for investors, growers, or those looking to run a thriving agricultural business in a supportive, close-knit community. The sellers are now retired after successfully running and expanding this family-owned greenhouse, which served communities across the region and as far north as the Northwest Territories. Properties like this are a rare find, offering the perfect blend of workspace, opportunity and a rural lifestyle. Call to book your viewing!