



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**23055 922 Township  
Notikewin, Alberta**

**MLS # A2141020**



**\$350,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Amicis Gardens Store
<b>Bus. Name:</b>	Amicis Gardens
<b>Size:</b>	1,500 sq.ft.
<b>Zoning:</b>	Agricultural General

<b>Heating:</b>	In Floor, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Metal	<b>Utilities:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	9.09 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Greenhouse 1: 20' x 72' sq. ft. Greenhouse #2: 30' x 96' sq. ft. Greenhouse #3: 20' x 72' sq. ft. Greenhouse #4: 20' x 72' sq. ft. Detached garage: 24' x 24' sq. ft.

**UNRESERVED TIMED AUCTION!** Bidding starts on September 7, 2024, and ends on September 10, 2024. Being auctioned is the turn-key Amicis Greenhouse in the Manning, AB area. Bidding will take place via the Team Auctions website: [www.teamauctions.com](http://www.teamauctions.com). Bidding terms and conditions can be found on the Team Auctions website. Within the heart of Manning's rural community, is a locally owned and operated family greenhouse/store business, located just one mile off Highway #35. This property includes 9.09 acres of land, is on the municipal water program and zoned Agricultural General. It has operated for 12 years and established a sound clientele with a flourishing business. The business has expanded to other outlying communities and stretched beyond to the Northwest Territories. The four greenhouses grow a wide range of annuals, perennials and offers trees and shrubs for sale. The store sells greenhouse tools, gardening accessories, gifts and kitchenware items. Continuing to be diverse in its operations, will help to contribute to a bright economic future. The owner has offered planting courses in the spring, set up membership programs, held craft classes, hosted Christmas shopping sprees and maintained the gift store. The owner is retiring and now the opportunity can be yours! You will want to have a look at this property! Travel 5 miles north of Manning on Highway #35 to Notikewin. Turn left on Twp Rd 922 and continue west for one mile. Open House is to be announced and is coming soon in August 2024. This is a MERE posting and the Seller Reserves the right to sell the property by timed unreserved Auction.