

# \$1,200,000 - 52225 Rge Road 70 A, Rural Parkland County

MLS® #E4419397

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Seba Beach, Rural Parkland County, AB

• Excellent opportunity to own an established business with property, asset, business name along with trademark and reputation of over 60 years. • Organic soil products and manure mixes (potting mix, compost, topsoil, and manure) from composted peat. • Established clientele of many years and huge potential of market expansion. Currently supplies to different stores and greenhouses throughout Alberta and British Columbia. • Total about 78 acres of land. About 50 acres of peat bog with an estimated 10,000,000 cu.ft of extractable peat. Seller's estimated value of the raw material is about \$29M at current market. Peat bog extends further 30 acres to neighboring parcel of land, potential of additional extractable raw material. • 140 ft x 60 ft warehouse. • 70ft x 14ft manufactured home, 2-bed, 1 full washroom, kitchen. • Opportunity to utilize available land for other potential purpose. • Existing owner available for training and mentoring during transition period on a negotiated term.

Built in 1980

## Essential Information

MLS® # E4419397



|            |                        |
|------------|------------------------|
| Price      | \$1,200,000            |
| Bathrooms  | 0.00                   |
| Acres      | 0.00                   |
| Year Built | 1980                   |
| Type       | Business with Property |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 52225 Rge Road 70 A   |
| Area        | Rural Parkland County |
| Subdivision | Seba Beach            |
| City        | Rural Parkland County |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T0E 2B0               |

### **Exterior**

|              |                |
|--------------|----------------|
| Exterior     | Mixed, Modular |
| Construction | Mixed, Modular |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 27th, 2025 |
| Days on Market | 75                 |
| Zoning         | Zone 93            |

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Listing information last updated on April 12th, 2025 at 9:02am MDT