

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	Water:	-
Floors:	-	Sewer:	Holding Tank
Roof:	-	Near Town:	Manning
Basement:	-	LLD:	9-92-23-W5
Exterior:	-	Zoning:	Agricultural General
Foundation:	-	Utilities:	-
Features:	-		

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!