

## 780-836-6478

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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:** Water: In Floor 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!