



on 886 Highway , Cereal, Alberta - \$1,900,000



Main Photo

Property Description

Agri-Processing & Storage Facility – 13.52 Acres Central Alberta Now also for lease or rent by season or month

Turnkey commercial facility on 13.52 acres with 52,644 sq. ft. of high-quality building space built in 2020–2021 by Remuda Builders. Designed for specialty crop processing and storage, the property includes heated, insulated shop space, climate-controlled storage, and cold storage. Ideal for agri & business expansion, custom storage, or light industrial use.

Listing Price: \$1,900,000

Total Building Area: 52,644 sq. ft.

Price per Sq. Ft.: ~ \$36.09 including land

Key Building Features:

Building 1 – 30,684 sq. ft. total

- 25,500 sq. ft. processing area (concrete floor, insulated, heated, ventilated, 3 overhead doors)
- 5,184 sq. ft. climate-controlled storage (heated & air-conditioned)

Building 2 – 7,560 sq. ft.

- 5,400 sq. ft. heated shop with mezzanine (23' x 39')
- 2,160 sq. ft. cold storage for equipment

Building 3 – 14,400 sq. ft.

- Pole building with open space, cold storage, and two large overhead doors

Services:

- Power (single phase; 3-phase nearby)
- Propane heating
- 2 cisterns + reservoir
- Septic tank & field
- Blueprints available
- Located in Special Area 3
- Eligible for non-Canadian buyers (under 20-acre restriction)
- Adjacent 144 acres available separately/optional

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Real Estate Centre - Coaldale

Photos
Coming
Soon



P: