

# \$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

â€¢ Excellent opportunity to own an established business with property, asset, business name along with trademark and reputation of over 60 years. â€¢ Organic soil products and manure mixes (potting mix, compost, topsoil, and manure) from composted peat. â€¢ Established clientele of many years and huge potential of market expansion. Currently supplies to different stores and greenhouses throughout Alberta and British Columbia. â€¢ Total about 78 acres of land. About 50 acres of peat bog with an estimated 10,000,000 cu.ft of extractable peat. Sellerâ€™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. â€¢ 140 ft x 60 ft warehouse. â€¢ 70ft x 14ft manufactured home, 2-bed, 1 full washroom, kitchen. â€¢ Opportunity to utilize available land for other potential purpose. â€¢ 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	83
Zoning	Zone 93

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Listing information last updated on April 19th, 2025 at 10:18pm MDT