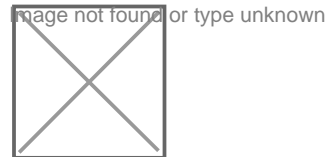


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## AGRICULTURE, FARM, FOOD & BEVERAGE, RETAIL, WAREHOUSE, WHOLESALE FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Wembley, Alberta



**Listing ID:**  
29140


**MLS ID:**  
A2184772

**\$2,199,900**



 **BOBBI DAWSON**  
 (780) 876-9776

 RE/MAX Grande Prairie  
 780-538-4747

 705068 RGE RD 82 , Wembley , Alberta T8W 5B5

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

210

**Business Name**

Haskap Berry Farm Ltd

**Business Type**Agriculture,Farm ,Food &  
Beverage ,Retail  
,Warehouse,Wholesale**Zoning**

CR5 Country Residentail

**Subdivision**

NONE

**Nearest Town**

Wembley

**Building Type**

Free-Standing,Manufacturing,Warehouse

**Year Built**

2020

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Warehouse

**Building Area (Sq. Ft.)**

4500.00

**Building Area (Sq. M.)**

418.06

**Lot Size (Sq. Ft.)**

2482920

**Lot Size (Acres)**

57.00

**Construction Type**

Metal Frame,Metal Siding

**Roof**

Metal

**Foundation**

Poured Concrete,Slab

**Cooling**

Central Air,Full

**Heating**

High Efficiency,Natural Gas

**Lot Features**

Farm

**Commercial Amenities**

Cooler(s),Dock

Loading,Freezer(s),Lunchroom,Mezzanine,Outside  
Storage,Storage**Access to Property**

Direct Access,Paved Road

**Inclusions**Various farm equipment,  
including a harvester, mower,  
ATV's, and various inside  
processing equipment, can be  
included int he sale. Call the  
listing agent for a full list of  
inclusions.**Restrictions**

None Known

**Reports**

Aerial Photos

ATTENTION INVESTORS !!! Have you heard of Haskap Berry Farm? It is one of the largest haskap farms in Canada! And it's for sale. Haskap berries are a new, healthy, tasty and emerging crop in the Agri-Food Industry. They are high in antioxidants and Vitamin C with a robust, bold taste, similar to a juicy blueberry, raspberry, and black currant combined. Haskap Berry Farm is a premium, high-quality operation with 57,000 plants, 57 acres, drip irrigation, a dugout, landscape fabric, a bird control system, and an 8-foot high fence. A new 4,000-square-foot processing and freezing facility was completed in 2020, designed specifically for food safety protocols and large quantity throughput. Food safety programs are in place. A state-of-the-art product traceability program has been purchased to trace the haskaps from harvest through shipping and is in preparation for use this season. The farm has current and pending contracts and a successful u-pick operation. It is located in close proximity to an urban area. Thirty thousand newer haskap varieties (producing larger, sweeter berries) were planted in 2017 and 2018. The farm utilizes natural growing techniques and processes good soil. The field layout is designed for optimum pollination and efficient harvesting. Berms, swales and buffer zones have been introduced, reducing the possibility of cross-contamination. The farm is located in AG zoning and has the potential for expansion within existing boundaries. Fifteen thousand plants have been pruned, enabling maximum future yields for 2022. Various farm equipment can be included in the sale!

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