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10, 34129 HWY 2A HIGHWAY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Bowden, Alberta



Listing ID:
32475


MLS ID:
A2262236

\$35,000



 **MIKE GAIT**
 (403) 302-9101

 Century 21 Maximum
 587-272-0221

 10, 34129 HWY 2A Highway , Bowden , Alberta T0M0J0

Transaction Type For Lease	Title Fee Simple	Days On Market 2
Lease Amount 35000.00	Lease Frequency Annually	Lease Term Other
Subdivision NONE	Building Type See Remarks	Structure Type Other
Property Type Commercial	Property Sub Type Business	Legal Plan E PT
Building Area (Sq. Ft.) 947.88	Building Area (Sq. M.) 88.06	Lot Size (Sq. Ft.) 3835893
Lot Size (Acres) 88.06	Lot Features Farm,Landscaped,Treed,Triangular Lot,Yard Drainage	Access to Property Accessible to Major Traffic Route,Gravel Lane,On Major Traffic Route,Visual Exposure
Inclusions EXSISTING TREES AT TIME OF POSSESSION	Restrictions Landlord Approval	Reports Aerial Photos,Environmental Phase 1,Land Survey,RPR

Prime strategically located property offering a rare opportunity to establish or expand a commercial nursery, tree farm, or garden centre operation. This 88.06-acre parcel is ideally located between Highway 2 and Highway 2A, just south of Bowden, providing exceptional visibility and high traffic exposure along the busy corridor between Bowden and Olds — only 20 minutes to Red Deer and one hour to Calgary. Zoned AG – Agricultural District, the land accommodates a wide range of agricultural and value-added uses, including nursery production, retail or wholesale garden centre, market gardening, and related agribusiness operations. Existing site improvements include a 40' x 95' heated shop, an irrigation pond, established tree plots, and ample open space suitable for greenhouse expansion, retail yard development, or on-site sales areas. The property's size, infrastructure, and location make it ideal for a long-term agricultural or horticultural enterprise. Ownership is seeking a long-term tenant (minimum 10-year term) interested in building a sustainable business presence in one of Central Alberta's most accessible and visible rural location.

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