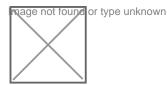


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10, 34129 HWY 2A HIGHWAY FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationBowden, Alberta

Listing ID: 32475

MLS ID: A2262236 \$35,000



A MIKE GAIT

(403) 302-9101

□ Century 21 Maximum

587-272-0221

r<u>P</u>n

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

Transaction Type

For Lease

Lease Amount

35000.00

Subdivision

NONE

Property Type Commercial

Building Area (Sq. Ft.)

947.88

Lot Size (Acres)

88.06

Inclusions

EXSISITING TREES AT TIME OF

POSSESION

Title

Fee Simple

Lease Frequency

Annually

Building Type

See Remarks

Property Sub Type

Business

Building Area (Sq. M.)

88.06

Lot Features

Farm, Landscaped, Treed, Triangular

Lot, Yard Drainage

Restrictions

Landlord Approval

Days On Market

2

Lease Term

Other

Structure Type

Other

Legal Plan

E PT

Lot Size (Sq. Ft.)

3835893

Access to Property

Accessible to Major Traffic Route, Gravel Lane, On Major Traffic Route, Visual

Exposure

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' × 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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