

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.

## ON RAILWAY AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Brant, Alberta

**Listing ID:**  
32521


**MLS ID:**  
A2263660

**\$2,900,000**



 **HANK VAN HIERDEN**  
 (866) 345-3414

 Real Estate Centre - Fort Macleod  
 1-866-345-3414

 On Railway Ave , Brant , Alberta T0L 0L0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 231
<b>Zoning</b> Hamlet Commercial	<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks
<b>Year Built</b> 1950	<b>Structure Type</b> Other	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Business	<b>Legal Plan</b> 1012632	<b>Building Area (Sq. Ft.)</b> 2948.00
<b>Building Area (Sq. M.)</b> 273.88	<b>Inclusions</b> Call L/R	<b>Restrictions</b> Easement Registered On Title

#### Reports

Aerial Photos,Information Package

Rail Siding Opportunity – This unique investment opportunity includes a high-performing CP Rail siding and adjacent feedlot support, offering strong cash flow potential and room for expansion. • Current Lease: \$12,000/year. • Land Base: 5 acres total – a combination of owned land and leased land from CP Rail. • Siding Capacity: • CP Rail classifies it as a 30-car siding. • The site has space to unload 15 cars at a time. • CP typically provides 2 to 3 unload spots per week • Railcars are dropped off in two shifts (15 cars each), as they are unloaded. • Cash Flow Stream: Excellent revenue from soymeal deliveries to colonies. • Power: Equipped with 3-phase power on site. Expansion Potential: • Engineered plans may be available for siding expansion to either 50-car or 150-car capacity. Additional Notes: • Site includes an old elevator with minimal remaining value. While this site is currently being used for grain and commodity offloading, as well as different feed supplements, there are many possible uses for this site, being converted to transloading of many different products. With its close proximity to Calgary and major markets as well as major transportation corridors, this facility would be suitable for a wide variety of uses.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.