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## 10, 34129 HWY 2A HIGHWAY FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Bowden, Alberta



**Listing ID:**  
34832


**MLS ID:**  
A2301136

**\$35,000**



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

 Century 21 Maximum  
 587-272-0221

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> AG	<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> E PT	<b>Building Area (Sq. Ft.)</b> 3800.00	<b>Building Area (Sq. M.)</b> 353.03
<b>Lot Size (Sq. Ft.)</b> 3835893	<b>Lot Size (Acres)</b> 88.06	<b>Lot Features</b> Farm,Landscaped,Treed,Triangular Lot,Yard Drainage
<b>Access to Property</b> Accessible to Major Traffic Route,Gravel Lane,On Major Traffic Route,Visual Exposure	<b>Inclusions</b> EXISTING TREES	<b>Restrictions</b> Landlord Approval
<b>Reports</b> Appraisal,RPR,Title		

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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