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## WASTE MANAGEMENT FOR SALE



Businesses and Franchises for Sale > Business for Sale


**Location**  
Rural Ponoka County, Alberta



**Listing ID:**  
35215

**MLS ID:**  
A2303397

**\$950,000**



 **WESLEY GIESBRECHT**  
 (403) 350-5674

 Century 21 Advantage  
 403-346-0021

  
255048 Township Road 424 , Rural Ponoka County , Alberta T4J1R6

Over 70.25+/- Acres on two titles, FORMER CPS/ NUTRIEN FACILITY (on 10.25 ACRES) with 30+ ACRES at the back designated as an ACTIVE CLASS III LANDFILL (environmental reports available). Featuring a 35'x70' steel shop, concrete floors with dock loading on one side. Heavy power (480V) and an 18'x16'H OHD-ceiling 18.5' in height to 20'. Great for a mechanic's/service bay. A 32'x40' modular office w/ a full bath, laundry, kitchen, and four offices, serviced by a well/septic system. A former fertilizer/seed plant that's 70'x70' (of no value) with all misc. seed and fertilizer handling equipment (NFG). Roughed in is a 100' weigh scale, cement supports, and power run to it, needing only the scale installed for operational use, which is crucial for heavy trucks leaving the facility. At the back sits the additional 60+ acres, of which 30 acres are deemed CLASS III Landfill (active with the province of Alberta) but has not taken refuse/construction waste in the past number of years. (Most recent Environmental reports are available for designated site upon request.) This unique property, with rare use, has a hard-packed laneway and yard space with more developable acres available. Perfect for waste management/trucking/and more. (\* Restrictive Covenant on file for certain fertilizer/farming uses)

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