

\$35,000 - 10, 34129 Hwy 2a Highway, Bowden

MLS® #A2262236

\$35,000

0 Bedroom, 0.00 Bathroom, 948 sqft

Business on 88.06 Acres

N/A, Bowden, Alberta

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' Ã— 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. (id:6289)



Essential Information

Listing # A2262236

Price \$35,000

Bathrooms	0.00
Square Footage	948
Acres	88.06
Type	Business
Sub-Type	Freehold

Community Information

Address	10, 34129 Hwy 2a Highway
Subdivision	N/A
City	Bowden
Province	Alberta
Postal Code	T0M0J0

Amenities

Features	Treed, Visual exposure, Gravel lane
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Exterior

Exterior Features	Landscaped
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Listing Details

Listing Office	Century 21 Maximum
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