

# \$1,200,000 - 52225 Rge Road 70 A, Rural Parkland County

MLS® #E4419397

**\$1,200,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Seba Beach, Rural Parkland County, AB

• Excellent opportunity to own an established business with property, asset, business name along with trademark and reputation of over 60 years. • Organic soil products and manure mixes (potting mix, compost, topsoil, and manure) from composted peat. • Established clientele of many years and huge potential of market expansion. Currently supplies to different stores and greenhouses throughout Alberta and British Columbia. • Total about 78 acres of land. About 50 acres of peat bog with an estimated 10,000,000 cu.ft of extractable peat. Seller's estimated value of the raw material is about \$29M at current market. Peat bog extends further 30 acres to neighboring parcel of land, potential of additional extractable raw material. • 140 ft x 60 ft warehouse. • 70ft x 14ft manufactured home, 2-bed, 1 full washroom, kitchen. • Opportunity to utilize available land for other potential purpose. • Existing owner available for training and mentoring during transition period on a negotiated term.

Built in 1980

## Essential Information

MLS® # E4419397



Price	\$1,200,000
Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Business with Property
Status	Active

### **Community Information**

Address	52225 Rge Road 70 A
Area	Rural Parkland County
Subdivision	Seba Beach
City	Rural Parkland County
County	ALBERTA
Province	AB
Postal Code	T0E 2B0

### **Exterior**

Exterior	Mixed, Modular
Construction	Mixed, Modular

### **Additional Information**

Date Listed	January 27th, 2025
Days on Market	46
Zoning	Zone 93

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Listing information last updated on March 14th, 2025 at 3:47am MDT