

\$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

â€¢ Excellent opportunity to own an established business with property, asset, business name along with trademark and reputation of over 60 years. â€¢ Organic soil products and manure mixes (potting mix, compost, topsoil, and manure) from composted peat. â€¢ Established clientele of many years and huge potential of market expansion. Currently supplies to different stores and greenhouses throughout Alberta and British Columbia. â€¢ Total about 78 acres of land. About 50 acres of peat bog with an estimated 10,000,000 cu.ft of extractable peat. Sellerâ€™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. â€¢ 140 ft x 60 ft warehouse. â€¢ 70ft x 14ft manufactured home, 2-bed, 1 full washroom, kitchen. â€¢ Opportunity to utilize available land for other potential purpose. â€¢ Existing owner available for training and mentoring during transition period on a negotiated term.

Built in 1980

Essential Information

MLS® # E4419397



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|------------|------------------------|
| 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 | 226 |
| Zoning | Zone 93 |

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Listing information last updated on September 9th, 2025 at 9:47pm MDT