

For sale

Turnkey potato processing facility

111 1 Avenue South, Vauxhall, AB



HIGHWAY 36

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property
information**

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111 1 Avenue South, Vauxhall, AB

Offering summary

Opportunity	41,040 sf
Site Size	13.07 acres
Building Breakdown	12,800 sf +/- shipping, receiving & storage 13,00 sf +/- production/packaging area 8,400 sf +/- warehousing 3,500 sf +/- two-storey office area
Zoning	Industrial
Legal Address	3683JK;101;1
Primary Use	Food production
Sale Price	\$4,400,000
Taxes	\$49,530 (2025 Est.)
Included Equipment Value	~\$2,600,000 (Direct comparison est.)
Year Built	Circa 1960
Ceiling Height	16' - 18'
Parking	Large yard Partially graded and graveled
Exposure	5,000 VPD+ via Highway 36
Possession	Negotiable

Production rate of 1,300 tons per month.

**running 5 days per week*





Ideal users



For a potato processor: Turnkey to a similar use, operational and functional for current potato processing use with less than 5% functional obsolescence. For another potato processor, it's already optimized for industry workflows with a layout that accommodates specialized equipment and processes. For the same use, it's a 'plug-and-play' asset with a replacement cost estimated to be approximately \$6M.



To another food processor or AG use: Originally operated alongside dehydration plant so there is value-add to other food processor operations as a secondary site. Improvements and retro-fit would be minimal compared to adapting a general industrial facility.

Key highlights

- Turnkey opportunity for another potato processing facility
- Existing infrastructure saves capital startup cost
- Located in the heart of Alberta potato country
- Scalable yard & industrial site for future expansion
- Integrated storage & processing capability
- Immediate operational potential



Samantha & Sammy Spud



Potato Capital of the West

Property details

Featuring approximately 13,000 sf of production and packaging space, 12,800 sf of shipping, receiving, and storage, 8,400 sf warehouse area, and a 3,500 sf two-storey office component.

This property offers an excellent opportunity for users seeking an industrial facility designed around food processing with long-term growth potential.

- Original construction: circa 1960
- Industrial warehouse-style structure
- Municipal water and sewer service

Designed and adapted for:

- Potato handling
- Sorting / packing operations
- Integration with specialized equipment layouts

Office space

- Size: 3,500 sf
- Main floor customer and staff entrance
- Office and boardroom on 2nd floor mezzanine
- Sample lab

Intake/storage bins

- Size: 12,800 sf +/-
- 5 bays total, with 200MT storage capacity in each
- Underfloor flumes



Property details continued

Main production and packaging

- Size: 13,000 sf +/-
- 4 ground level loading doors
- Destoning, washing, drying and sorting capabilities

Potato warehousing and shipping

- Size: 8,400 sf
- 4 interior docks
- 1 cooler, dock height
- Approx. 18' ceiling heights, or 16' clear under truss

Land

- 13.07-acre industrially zoned site
- Graded and graveled
- Larger than typical industrial/commercial parcels in the region.

The oversized parcel supports:

- Trucking logistics
- Yard storage
- Expansion potential
- Truck-capable weigh scale
- On-site pond



Equipment

The equipment represents a significant capital investment over time. Since the offering is turn-key for another processing operation, there are considerable cost savings when evaluating the replacement cost of the current equipment after its remaining lifespan vs. the upfront costs of all equipment in order to be operational.

Estimated equipment value

- Depreciated equipment value: ~\$2,737,000
- Direct comparison estimate: ~\$2,600,000*

*Inflation-adjusted replacement methodology used accounting for supply chain constraints, installation costs, and electrical/mechanical setup.

The packaging output includes:

- 2000 lb tote
- Poly bags (5, 10, 15 & 20 lb)
- Paper bags 50 lbs
- Boxes 50 lbs



Equipment inclusions

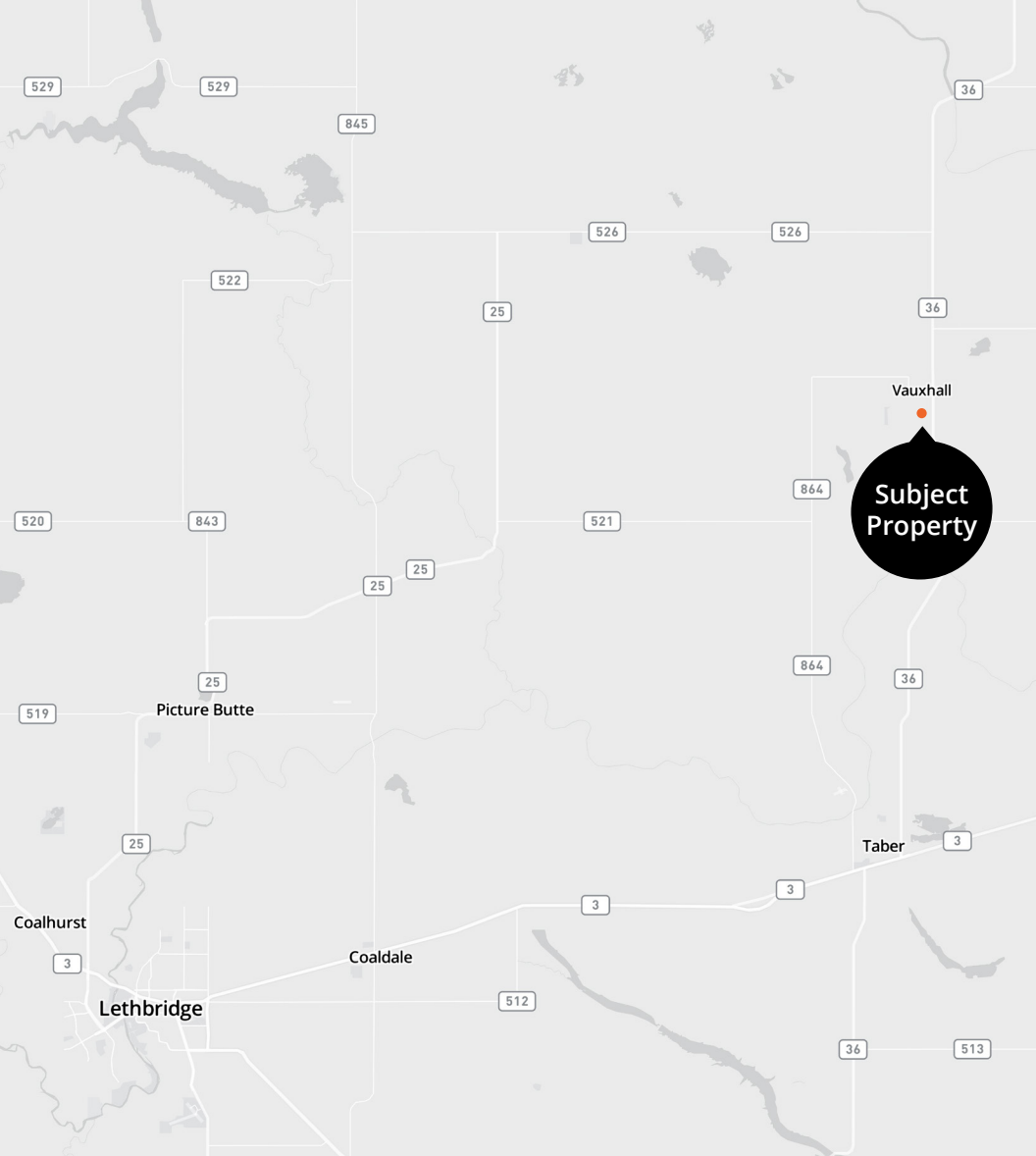
Equipment is extensive and includes everything needed for fresh-pack operations. A detailed list can be provided upon request.

Equipment overview:

- Wash line: washes, cleans and dries potato's
- Grade line: Sorts potato's, by size and grade
- Hoppers: 6 different hoppers
- Carton Line: box packaging
- Poly Line: plastic bag packaging
- Mulox Line: bulk/tote packaging
- Paper bag line: paper bag packaging
- Cull line: removes off grade potatoes

General equipment:

- Pallet Wrapper
- Compressors
- Super T pump
- Electric pallet jack
- Warehouse racking
- Industrial cameras & network
- Multiple office desks, chairs, tables



Location

Located at 111 1 Avenue South in the Town of Vauxhall, Alberta this property is prominently positioned along Highway 36 in the Municipal District of Taber, offering direct access to the CANAMEX Trade Corridor and convenient connectivity throughout southern Alberta.

Vauxhall is a well-established agricultural community of roughly 1,200 residents, located approximately 35 km north of Taber and 89 km northeast of Lethbridge. The surrounding region is characterized by highly productive irrigated farmland and a stable local economy.

The corner lot configuration allows for efficient truck circulation, making the site particularly attractive for agricultural processing, storage, or logistics-related uses.

Drive times

Taber	24 minutes	Lethbridge	1 hour
US Border	1 hour 30 minutes	Calgary	2 hours 30 minutes

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