

FOR SALE

64.29 ACRES HWY 28 IN STURGEON COUNTY
Close to Fedorah, Alberta

PRICE REDUCED!



HIGHLIGHTS

- On Hwy 28 just 10km north of Gibbons
- 64.29 ± acres agricultural land
- 112,060 sq ft ± of barns and shops
- 2,961 sq ft ± house
- 570 sq ft ± mobile home
- Easy access to Hwy 28 corridor from Edmonton to Fort McMurray
- Great for chicken farm, farm/ranch, or possible RV storage

CONTACT

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#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY DETAILS

MUNICIPAL ADDRESS	57120 Hwy 28 Sturgeon County (close to Fedorah, Alberta)
LEGAL DESCRIPTION	Plan: 1720153; Block: 1; Lot: 3
ZONING	Agriculture
SITE SIZE	64.29 acres ±
TYPES OF BUILDINGS	2,961 sq ft ± House (2010 2017 extensions included) 570 sq ft ± Mobile Home 4,410 sq ft ± Shop 12,650 sq ft ± Farm Shed 13,000 sq ft ± Storage Building 16,000 sq ft ± Barn #1 8,000 sq ft ± Barn #2 21,000 sq ft ± Barn #3 21,000 sq ft ± Barn #4 16,000 sq ft ± Barn #5
TOTAL	112,060 sq ft ± out buildings and 3,531 sq ft ± homes
WATER	Wells and 80,000 gal of on site water storage Septic
ELECTRICAL	400 amp 3 phase
GAS	Natural Gas

FINANCIALS

ASKING PRICE	\$6,900,000.00 \$6,500,000.00
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OTHER INFORMATION

Opportunity awaits. This 64 acre ± farm is ready for you to bring your chickens, with space for 100,000 birds. Includes 4 barns, 3 shops, and 2 houses.

Great opportunity to repurpose barns for cows, ducks, turkeys, sheep, goats etc.

Could be converted into a large storage facility including a lucrative RV storage.

Located on HWY 28, the property is easy for customers to find and located within a short 18 minute drive from the Anthony Henday

Formerly a Broiler Chicken Farm

- **note Chicken quota NOT included or for sale**



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PHOTOS



SHED



WORKSHOP



UTILITY BUILDING/OFFICE



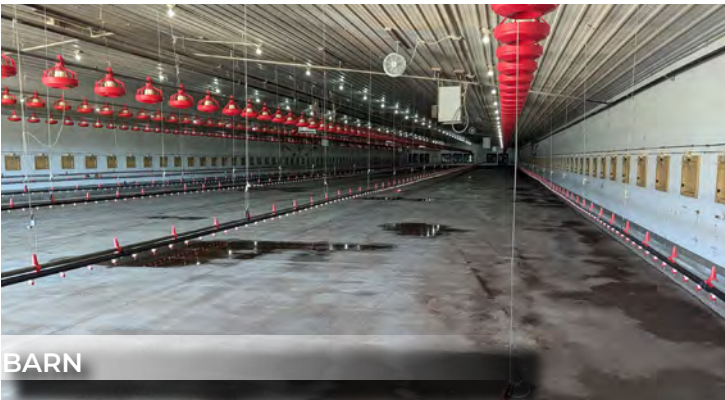
HORSE ARENA



HORSE BARN



BARN



BARN



MOBILE HOME

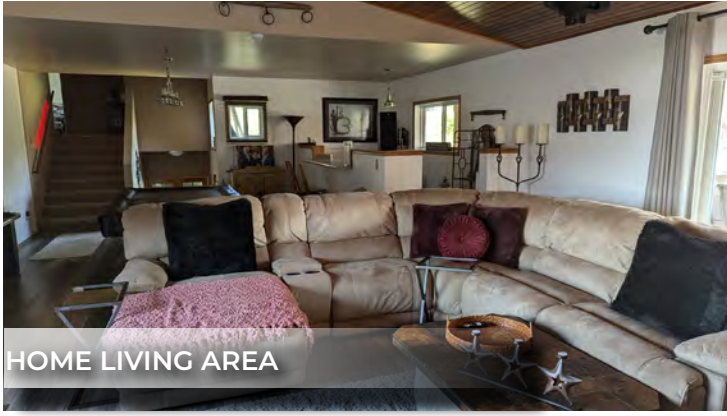


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PHOTOS



HOME LIVING AREA



HOME LIVING AREA



HOME KITCHEN



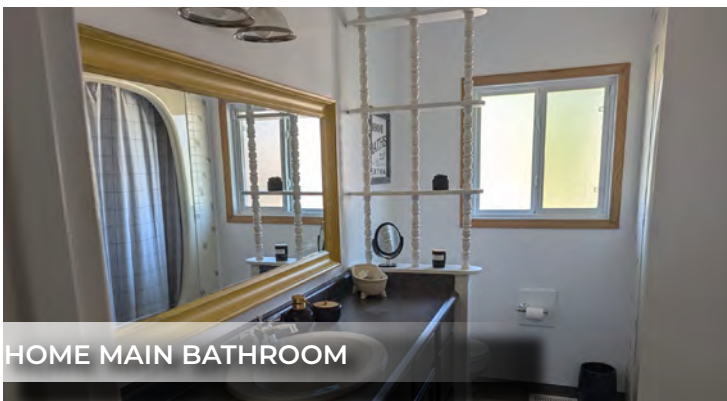
HOME BEDROOM 1



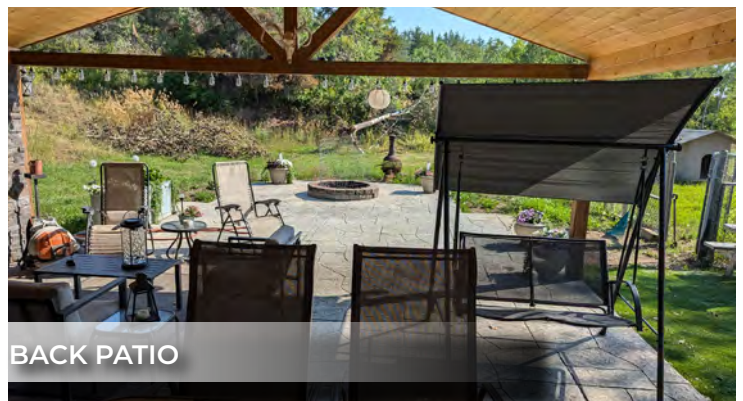
HOME BEDROOM 2



HOME BEDROOM 3



HOME MAIN BATHROOM



BACK PATIO

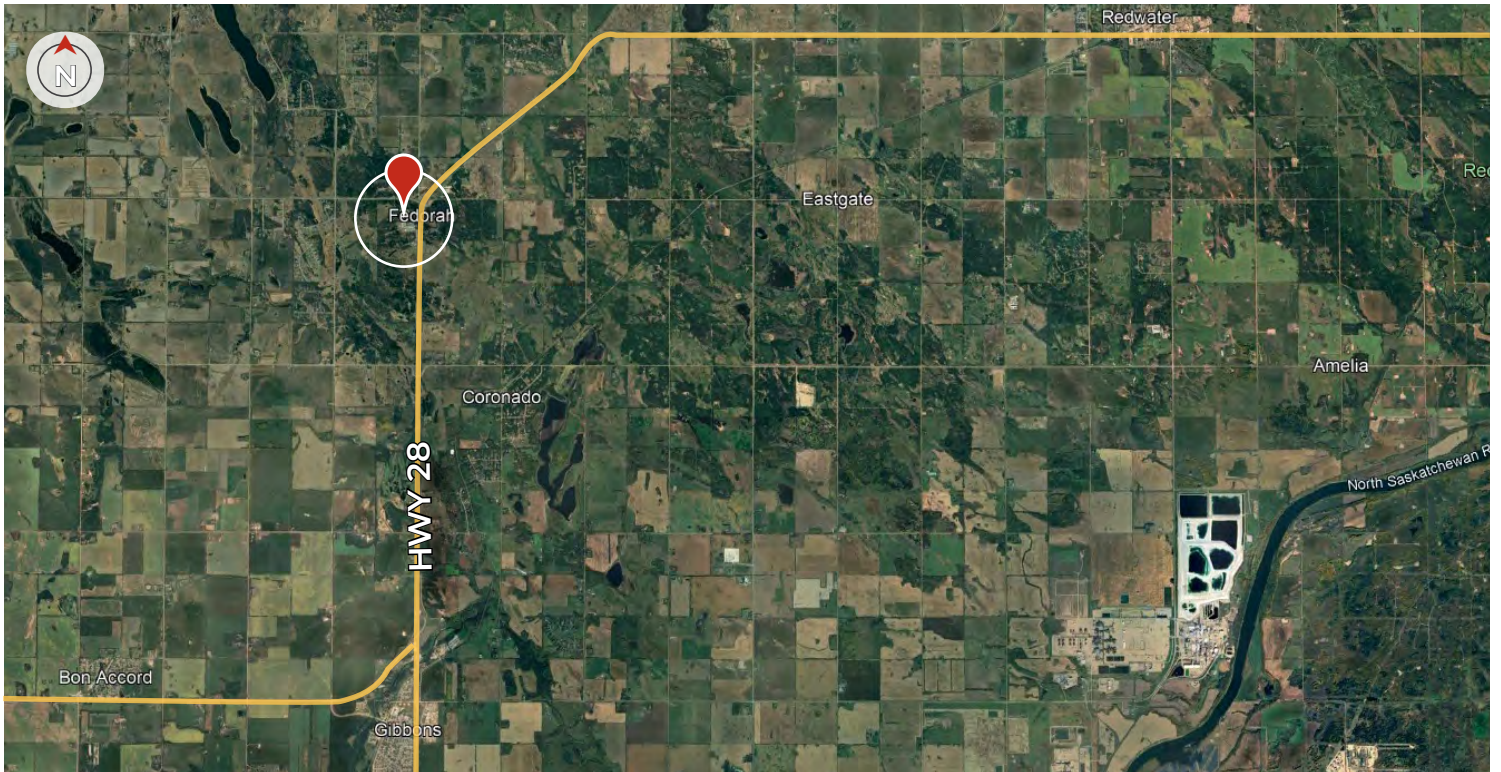


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PROPERTY LOCATION



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Marcus joined the brokerage in 2014 with a background in management, education, home building and healthcare. His diverse experience provides him with a vast network of contacts across an array of sectors and offers him, and his clients, an advantage to help turn your lease, purchase or sale into a positive business decision.

As a Senior Associate at Royal Park Realty, Marcus Schwabe offers expertise in the sale and leasing of retail, office, land, industrial and multi-family properties within the greater Edmonton area and throughout Alberta. Marcus understands that the business of real estate starts with developing strong relationships. Part of this process includes demystifying the sales or leasing transactions and providing customer centric service.

For multiple years, Marcus has been honoured to receive awards for the highest overall transaction volume for industrial leasing. These awards are from the Costar Group, a provider of information, analytics and marketing services to the commercial property industry in the United States, Canada, United Kingdom, France, Germany and Spain.

Marcus has lived in the Edmonton area for more than 50 years. He holds Bachelor of Science and Bachelor of Education degrees from the University of Alberta. Marcus has volunteered for many organizations, is active in his local church, and a member of the Strathcona County Community Grants Committee, Social Framework Committee and Initiatives Committee. He and his wife have been married for over 36 years have three children, two grandchildren and a dog.

ABOUT ROYAL PARK REALTY



- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly



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