

**741 Railway Ave**  
**Brant, Alberta**

**MLS # A2263660**



**\$4,500,000**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,948 sq.ft.
<b>Zoning:</b>	Hamlet Commercial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Call L/R		

Rail Siding Opportunity &dash; \$4.5 Million Asking Price This unique investment opportunity includes a high-performing CP Rail siding and adjacent feedlot support, offering strong cash flow potential and room for expansion. &bull; Current Lease: \$12,000/year. &bull; Land Base: 5 acres total &dash; a combination of owned land and leased land from CP Rail. &bull; Siding Capacity: &bull; CP Rail classifies it as a 30-car siding. &bull; The site has space to unload 15 cars at a time. &bull; CP typically provides 2 to 3 unload spots per week &bull; Railcars are dropped off in two shifts (15 cars each), as they are unloaded. &bull; Cash Flow Stream: Excellent revenue from soymeal deliveries to colonies. &bull; Power: Equipped with 3-phase power on site. Expansion Potential: &bull; Engineered plans may be available for siding expansion to either 50-car or 150-car capacity. Additional Notes: &bull; Site includes an old elevator with minimal remaining value. While this site is currently being used for grain and commodity offloading, as well as different feed supplements, there are many possible uses for this site, being converted to transloading of many different products. With its close proximity to Calgary and major markets as well as major transportation corridors, this facility would be suitable for a wide variety of uses.