

15, 1041 Highway 54 Highway  
Rural Red Deer County, Alberta

MLS # A2274645



**\$1,100,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	20,880 sq.ft.
<b>Zoning:</b>	AG

**Heating:** Ceiling, Combination, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** See Remarks

**Utilities:** -

**Exterior:** Aluminum Siding

**Parking:** -

**Water:** -

**Lot Size:** 12.72 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Scale, two portable offices, Two Tarp Quonsets

A versatile agricultural-industrial facility situated on 12.72 acres along Highway 54 in Red Deer County. The property features a 20,880 sq. ft. main building, comprised of an 8,640 sq. ft. heated processing/warehouse area with radiant heat and ventilation, along with 12,240 sq. ft. of cold storage under a clear-span steel structure. The building includes 600V 3-phase power, concrete floors, overhead work areas, and functional separation between processing and storage. Supporting improvements include two coverall storage buildings, a portable office building, and an additional small structure currently utilized as a pump/well shed. The site also contains an 80,000 kg truck scale, graveled service roads, and ample exterior yard space suitable for storage, equipment staging, or ag-industrial operations. The property is fully serviced with a water well, large natural gas line, septic system, and high-capacity electrical supply. While designated AG &ndash; Agricultural, Red Deer County has indicated it will consider applications to rezone to BSI (Business Service Industrial), allowing for expanded industrial or commercial uses. Located near the Innisfail Airport with convenient access to major regional transportation routes, the site offers strong functionality for agricultural processing, rural logistics, storage, and similar industrial activities.