



FORMER AMANTE ORGANICS FACILITY

COURT ORDERED SALE

#4, 1415 HIGHWAY 582, MOUNTAIN VIEW COUNTY, AB

**FURTHER
REDUCED!**

NOW \$3.5M

VINCE CAPUTO
MBA, SIOR, Partner
780.436.7624
vcaputo@naiedmonton.com

NAI COMMERCIAL REAL ESTATE INC.
4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

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OFFERING SUMMARY

NAI Commercial Real Estate Inc. is pleased to announce the unique Court Ordered Sale offering of the **Former Amante Organics Facility located at #4, 1415 Highway 582, Mountain View County, AB.** An opportunity to acquire a **total of 54,791 sq.ft±. on 7.68 acres.**

PROPERTY HIGHLIGHTS

- 
Application: Facility can ideally accommodate a variety of agricultural operations or repurposed for light industrial purposes
- 
Upgraded Electrical Service: The electrical service offers 3,000 amp capacity (TBC by Purchaser) with multiple subpanels and transformers of various capacity throughout the building accommodating heavy power operators
- 
Valuation: Current construction costs to replicate the facility exceed listing sale price
- 
Recent Constructed Property: Infrastructure completed in 2019 offering future owners lower facility maintenance costs with modern construction features.
- 
Surplus Land Component: Potential for additional development/expansion
- 
Location: Conveniently nestled on Highway 2A, just west of Queen Elizabeth II Highway, a major thoroughfare in the Edmonton-Calgary corridor which provides key access to a diverse trading region

SALE PRICE: ~~\$4,110,000~~ ~~\$3,990,000~~ NOW \$3,500,000

OFFERING PROCESS

The Portfolio is being offered to the market at \$4,110,000 Interested parties are invited to submit an offer to purchase on the property, through NAI Commercial Real Estate for consideration by the Vendor.



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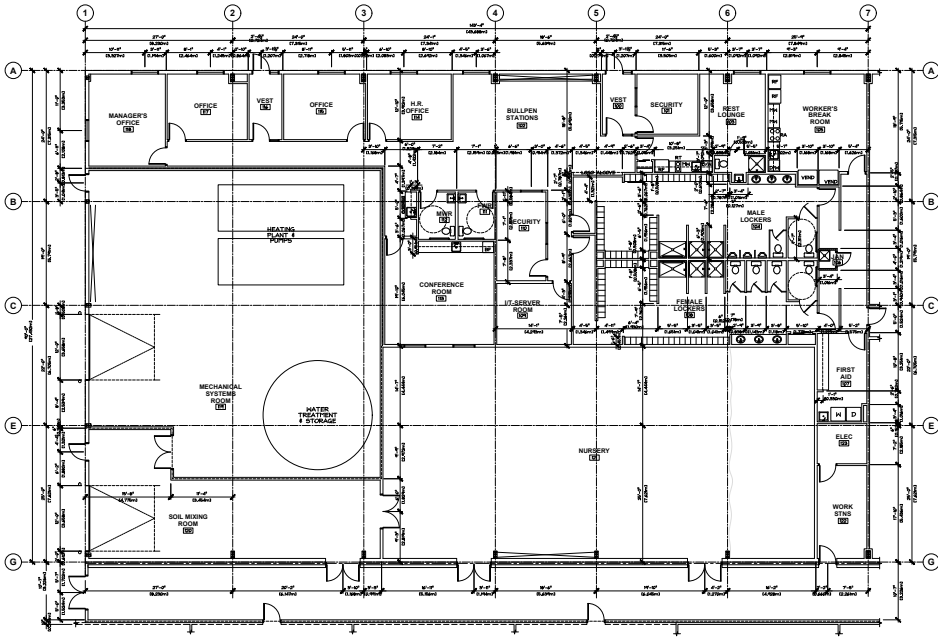
PROPERTY INFORMATION

MUNICIPAL ADDRESS	#4, 1415 Highway 582, Mountain View County, Alberta
LEGAL DESCRIPTION	Plan 1944JK, Block 1
SITE AREA	7.68 acres±
GROSS BUILDING AREA	Warehouse/Offices: 25,920 sq.ft.± <u>Greenhouses: 28,871 sq.ft.±</u> Total: 54,791 sq.ft.±
SITE COVERAGE RATIO	16%
YEAR OF CONSTRUCTION	Built in 2019
CEILING HEIGHT	Up to 19'
LAND USE CLASSIFICATION	I-BP, Industrial Business Park District
LOADING	2x 12' x 12' O/H Door + Ability to add extra O/H with similar dimension 1x 10' x 12' O/H Door
AVAILABLE SERVICES	Power & Gas; Note: Water is provided via two on-site wells and sanitary sewer is serviced via an onsite septic holding tank (TBC by Purchaser)

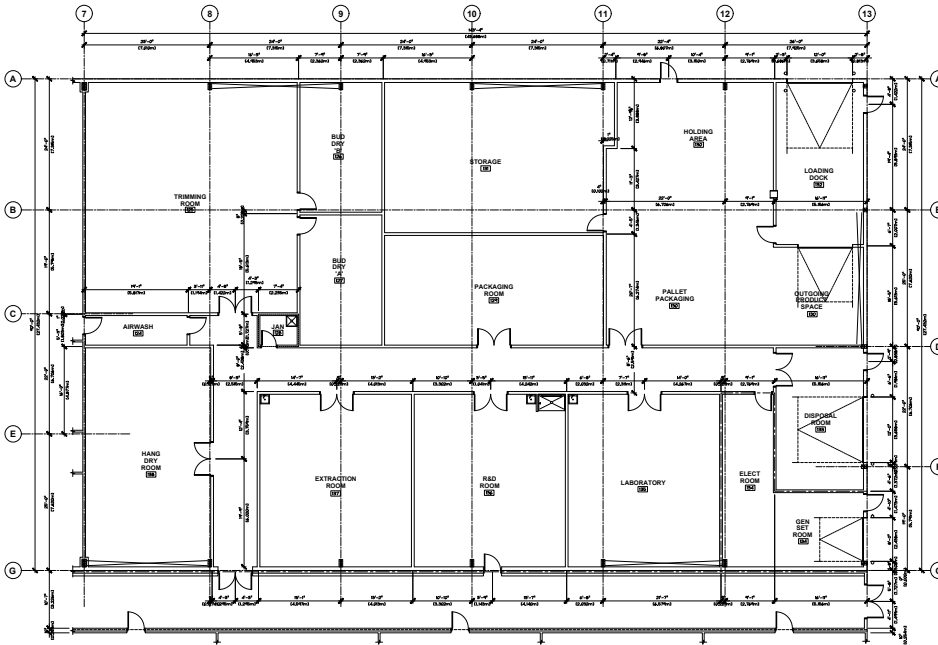
ELECTRICAL SERVICES	3,000 amp, 347/600 volts (TBC by Purchaser)
SECURITY	Fenced with ±7 ft. chain link w/ 3 strand barbed wire fencing above
HVAC SYSTEMS	Individual rooftop HVAC servicing offices, HVAC unit and evaporation cooling system
OFFICE AREA AMENITIES/ BUILDOUT	Includes visitor entrance lobby, three offices, manager's office, bullpen area, conference room, security office, men's and ladies locker room and also separate men's and ladies washrooms, kitchen with range of fitted cabinetry, rest/lounge area and first aid room
ADDITIONAL FEATURES	<ul style="list-style-type: none">• 3x 1,250 gallon capacity upvc water storage tanks• Separate Soil & Nursery rooms• Large membrane lined and securely fenced water catchment pond. This pond is used for water retention for fire protection.
PROPERTY TAXES	\$71,931.06 (2023)

TOTAL SIZE : 54,791 SQ.FT. ON 7.68 ACRES±

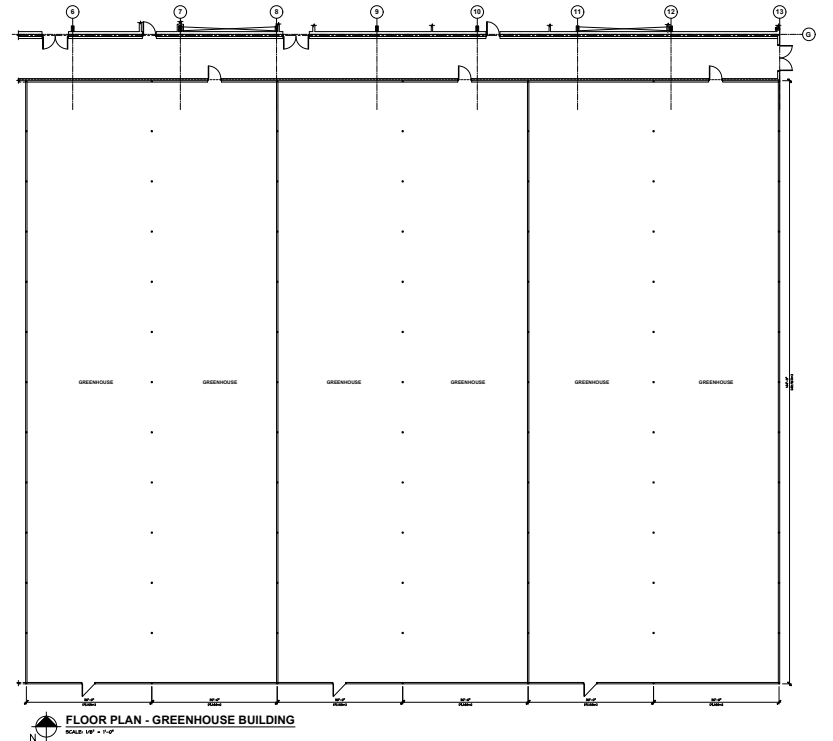




FLOOR PLAN - ADMIN BUILDING
SCALE: 1/8" = 1'-0"



FLOOR PLAN - PROCESS BUILDING
SCALE: 1/8" = 1'-0"



FLOOR PLAN - GREENHOUSE BUILDING
SCALE: 1/8" = 1'-0"

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PROPERTY LOCATION

Located in the foothills of the Rocky Mountains in Mountain View County, 40 minutes north of Calgary with Red Deer just 45 minutes further north, Didsbury finds itself conveniently nestled on Highway 2A, just west of Queen Elizabeth II Highway, a major thoroughfare in the Edmonton-Calgary corridor. Although Didsbury is considered rural, its proximity to larger markets makes it an enviable location for businesses to grow and prosper and for families, young and old, to establish roots.

6

MINUTES TO
MAJOR TRANSPORTATION
CONNECTOR HIGHWAY 2

40

MINUTES TO
CALGARY
INTERNATIONAL AIRPORT

45

MINUTES TO
DOWNTOWN CALGARY

45

MINUTES TO
DOWNTOWN RED DEER

7343 VC23

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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT.
THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE



SUBJECT PROPERTY



DIDSBURY

20 Ave

20 Ave

15 Ave

Town

