



BACK ON THE MARKET

Former Atlas Growers Ltd & Atlas Biotechnologies Inc. Building

COURT ORDERED SALE

56322 RANGE ROAD 25, LAC STE. ANNE COUNTY

FURTHER REDUCED

**NOW ~~\$2.45M~~ ~~1.65M~~
\$1.10M**



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NAI COMMERCIAL REAL ESTATE INC.




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OFFERING SUMMARY

NAI Commercial Real Estate Inc. is pleased to present a distinctive Court Ordered Sale opportunity for the Former Atlas Growers Ltd. and Atlas Biotechnologies Inc. Building situated at 56322 Range Road 25, Lac St. Anne County, AB. This offering provides a chance to secure a total of approximately 37,320 sq. ft. on 146.83 acres.

PROPERTY HIGHLIGHTS

-  Facility can ideally accommodate a variety of agricultural operations or repurposed for light industrial purposes
-  **Upgraded Electrical Service:** The electrical service offers large capacity (TBC by Purchaser) with multiple subpanels and transformers of various capacity throughout the building accommodating heavy power operators
-  **Recently Constructed Property:** Infrastructure completed in 2018 offering future owners lower facility maintenance costs with modern construction features
-  **Surplus Land Component:** Potential to subdivide and resell 140 acres of farmland (included in sale).
-  146.83 Acres of farmland included

All cannabis equipment will be sold via auction, and not sold via the requested listing.

SALE PRICE: ~~\$2,450,000~~ ~~\$1,650,000~~ \$1,100,000



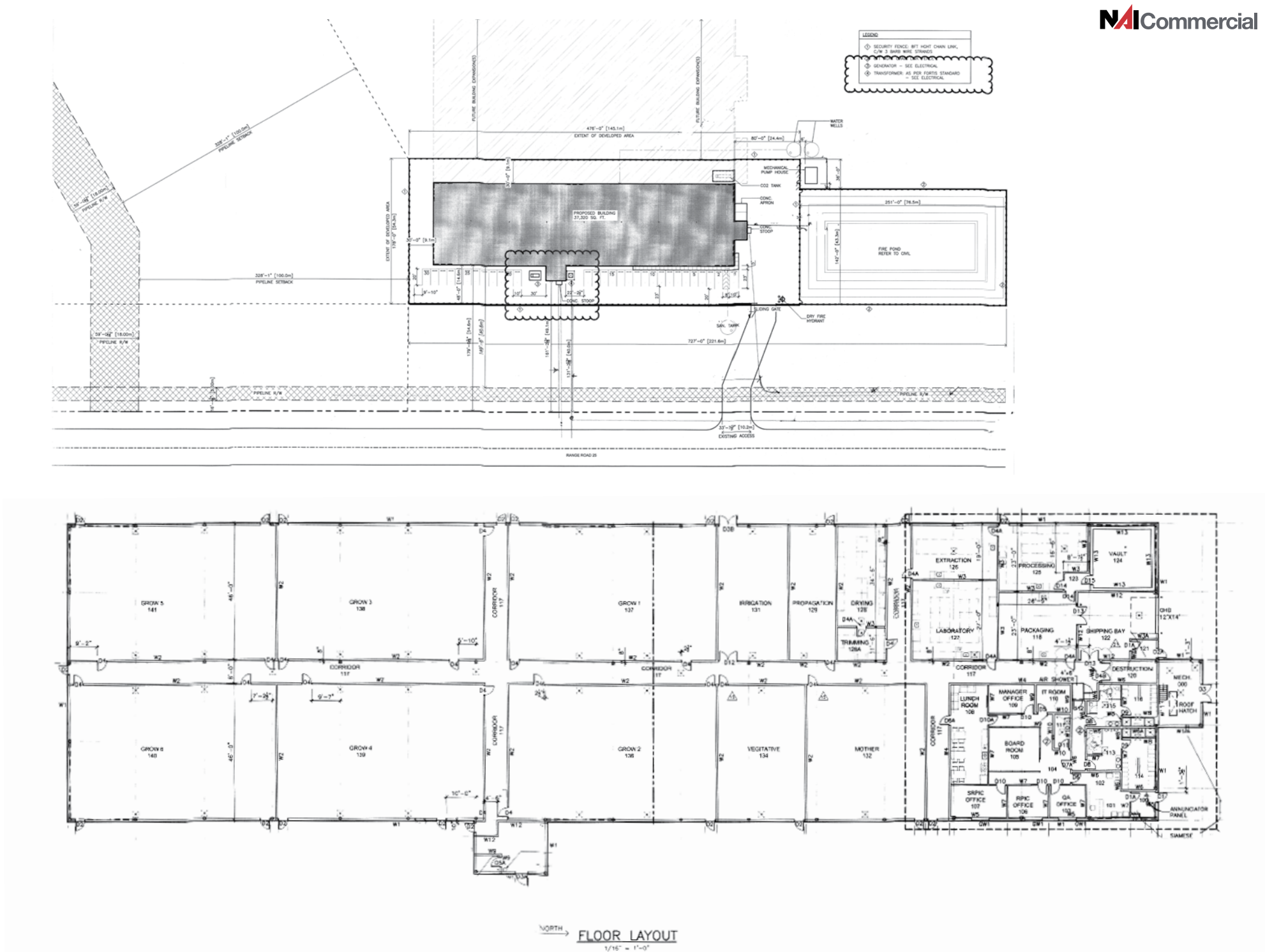
FORMER ATLAS GROWERS LTD. AND ATLAS BIOTECHNOLOGIES INC. BUILDING | COURT ORDERED SALE
56322 RANGE ROAD 25, LAC STE. ANNE COUNTY

PROPERTY INFORMATION

MUNICIPAL ADDRESS	56322 Range Road 25 Lac St. Anne County, AB
LEGAL DESCRIPTION	Meridian 5, Range 2, Township 56, Section 19
SITE AREA	146.83 acres±
BUILDING SIZE	37,320 sq.ft.±
ZONING	IN - Industrial
YEAR BUILT	2018
CEILING HEIGHT	19.5'
LOADING	(4) 18'x18' grade doors
PROPERTY TAXES	\$34,904.20 (2024)
SALE PRICE	\$2,450,000 \$1,650,000 \$1,100,000

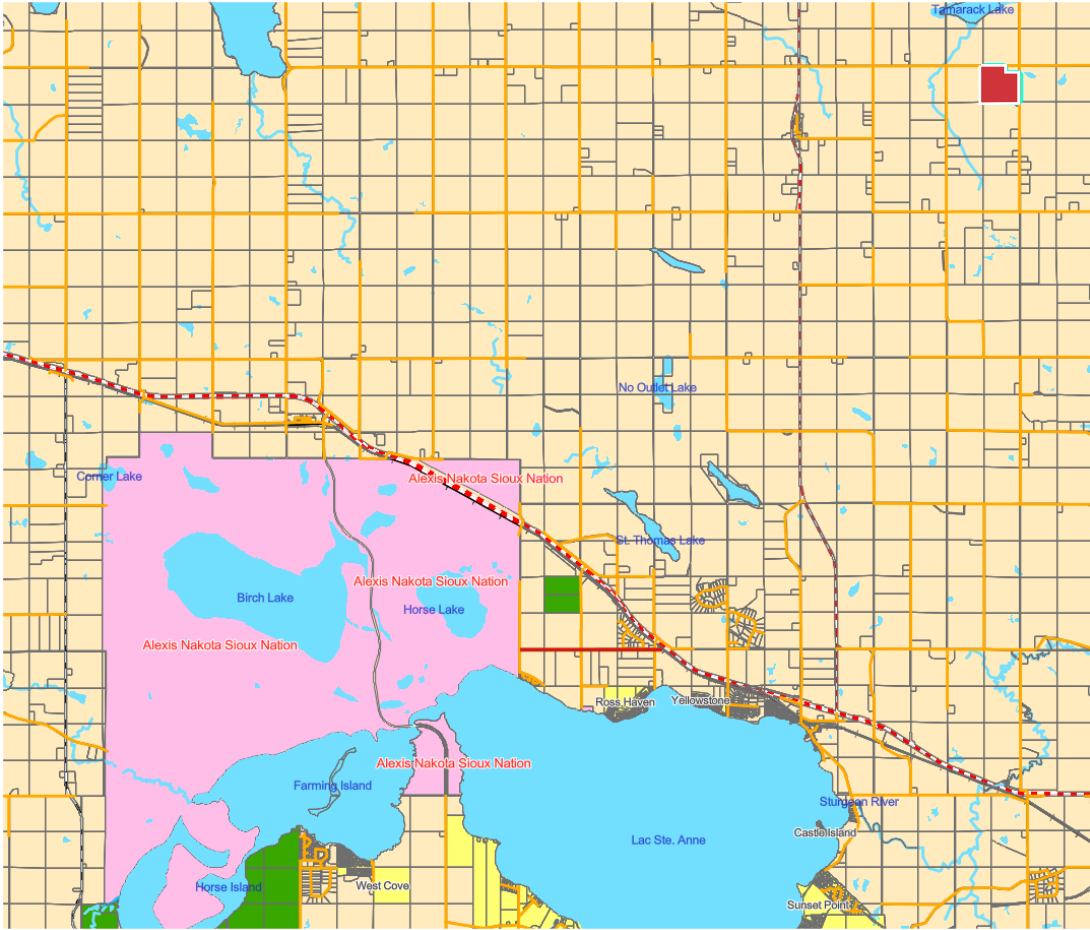


TOTAL SIZE : 37,320 SQ.FT. ON 146.83 ACRES±



FORMER ATLAS GROWERS LTD. AND ATLAS BIOTECHNOLOGIES INC. BUILDING | COURT ORDERED SALE
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PROPERTY LOCATION



7359-C-1 CC23

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THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

