

# \$999,900 - 7501 C And E Trail, Innisfail

MLS® #A2154067

**\$999,900**

4 Bedroom, 3.00 Bathroom,  
Agri-Business on 59.64 Acres

North Industrial, Innisfail, Alberta

59 acre on paved C and E trail North end of Innisfail with large home , 2 QUONSETS, TIN covered large COLD PRODUCE storage building built in 1999 and a COMMERCIAL KITCHEN building . Located in the town limits (RD zoning ) .Great business opportunity as well as Excellent future development property . LUNDS Organics has been a going concern business for many years , selling Organic produce in Calgary Farmer markets and wholesalers. Variety of growing , Garlic , Carrots, beets, Spinach etc. Buildings consists of a fully develop Quonset 40x 80 with water , power and gas , which has a heated processing area for produce and back area that has processing equipment as well as dry storage and a commercial cooler . An enclosed alley gives access to the metal clad 80 x 40 Cold storage building with cement floor ,COOLER unit , well insulated (8 inches in walls , R40 in ceiling ) and has complete full metal interior , 16 ft ceilings , the back 24 x 40 ft portion has been developed as a separate shop, cement floor with drain , full power, large mezzanine and large see through garage door . Two large plastic covered green houses (1,000 +/-sq ft each ) with gas and power. Large number of wood produce boxes . The other professional constructed commercial building is 36 x 28 build in 2002 (metal exterior and interior )which has a Store front and a commercial kitchen in second portion with a walk in cooler , all services and a 3 pce wash room . Some



equipment is excluded see list . There is an attached older 36 x 28 Quonset used for storage and is Insulated plus has power and water . The Bungalow house is around 1700 sq.ft. with a full basement with walk up into the heated 26x 24 garage . House has 3 bdrms up , 1 down , 2 baths on main floor and one down . High efficient furnace , Fire place , open design , basement has a large developed family room with sink and cabinets . most main floor windows upgraded and shingles replaced . There is a outdoor boiler that has heated the house and some other buildings ( needs repairs ) . The excellent land ( Certified organic till 2023 , there is a process to get land re:certified ) has a large area for produce planting ,some area pasture , fenced , two ponds , and nice amount of trees . . Would make a great hobby farm or Commercial business. Good water well that provides all the water for cleaning and processing of all the produce and home . Unattached equipment is for sale separately , List is in the supporting documents. Great Central Alberta business opportunity . Dogs on property . Aerial pictures, Structure plans etc, in supporting Documents. Town verbally says property is sub dividable.

Built in 1979

### **Essential Information**

MLS® #	A2154067
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Acres	59.64
Year Built	1979
Type	Agri-Business

Sub-Type	Agriculture
Style	Bungalow
Status	Active

### Community Information

Address	7501 C And E Trail
Subdivision	North Industrial
City	Innisfail
County	Red Deer County
Province	Alberta
Postal Code	T4G0G9



### Amenities

Parking	Heated Garage, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2
Waterfront	Lagoon

### Interior

Heating	Forced Air, High Efficiency, See Remarks
Has Basement	Yes
Basement	Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	No Neighbours Behind, Farm, See Remarks
Roof	Asphalt Shingle
Foundation	Poured Concrete

### Additional Information

Date Listed	August 1st, 2024
Days on Market	261
Zoning	RD

### Listing Details

Listing Office	Century 21 Advantage
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.