

For Sale

VENDOR FINANCING  
AVAILABLE!

14 ACRES IN MOUNTVIEW

31427 RR 42  
SUNDRE, ALBERTA

### HIGHLIGHTS

- 14 acres with a railway spur
- Cowboy Trail Farmers Market property
- Special use zoning as Business Agricultural Tourism
- 3 Phase power

### PROPERTY DESCRIPTION

<b>Price:</b>	\$3,999,888
<b>Lot Size:</b>	14 Acres
<b>Building Size:</b>	Building 1: 18,026 sf Building 2: 22,313 sf Building 3: 9,000 sf Building 4: 1,600 sf Building 5: 432 sf Building 6: 1,000 sf Total: 52,371 sf
<b>Power:</b>	3 Phase Power

### PROPERTY INFO



**Zoning**  
Agricultural



**Lot Size**  
14 Acres



**Legal**  
SW 26-31-4-5;  
Plan 0313328;  
Block 1 & 2

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
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**AVENUE** | Commercial  
Real Estate Solutions



# PHOTOS FARMERS MARKET

31427 RR 42, Sundre, Alberta





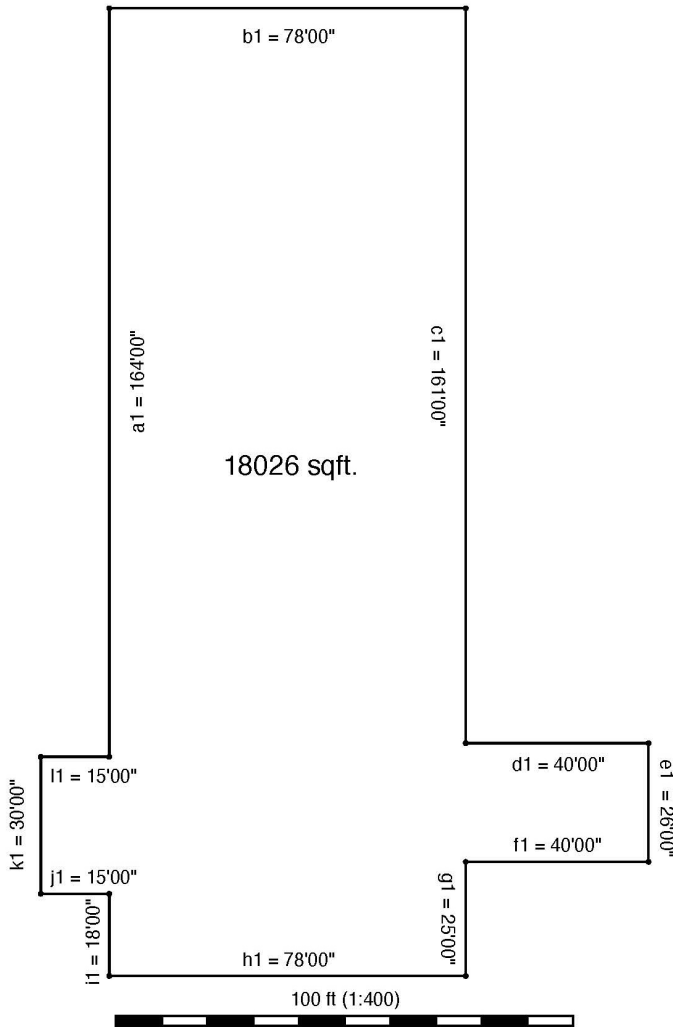


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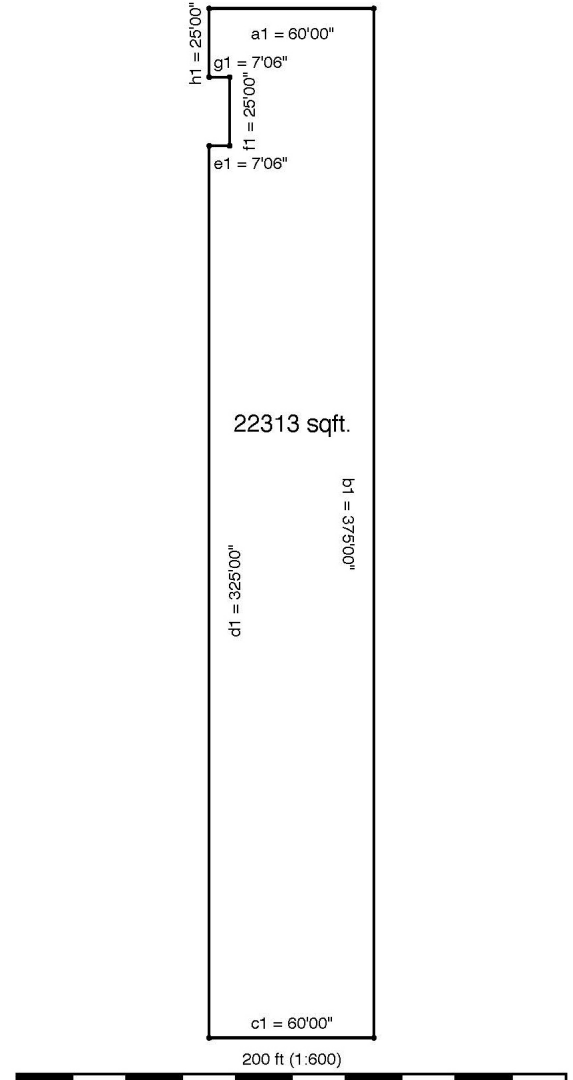
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**Main** 403.802.6766  
**Toll Free** 800.750.6766

### Building 1 (Market)



### Building 2 (Largest Structure)



#### Main Level

Loading Dock	22'3" x 13'10"
Mech. Room	13'9" x 5'11"
Market (Heated)	99'0" x 78'0"
Market (Non-Heated)	111'0" x 78'0"
Annex (Heated)	40'0" x 26'0"

#### Other

<b>Mobile Bathroom 1</b>	
Washroom	4'4" x 4'7" 2P
Washroom	9'9" x 4'10" 3P
Mech. Room	4'9" x 4'6"
<b>Mobile Bathroom 2</b>	
Washroom	4'4" x 4'7" 2P
Washroom	9'9" x 4'10" 3P
Mech. Room	4'9" x 4'6"
Bay Door Height	16'0"

#### Main Level

North Shop	49'3" x 58'9"
Center Bay	73'10" x 58'9"
South Bay	249'0" x 58'9"

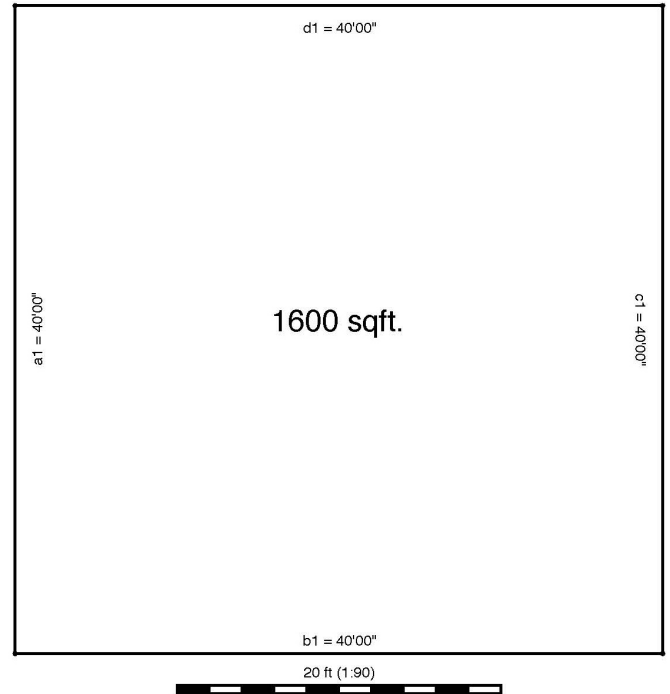
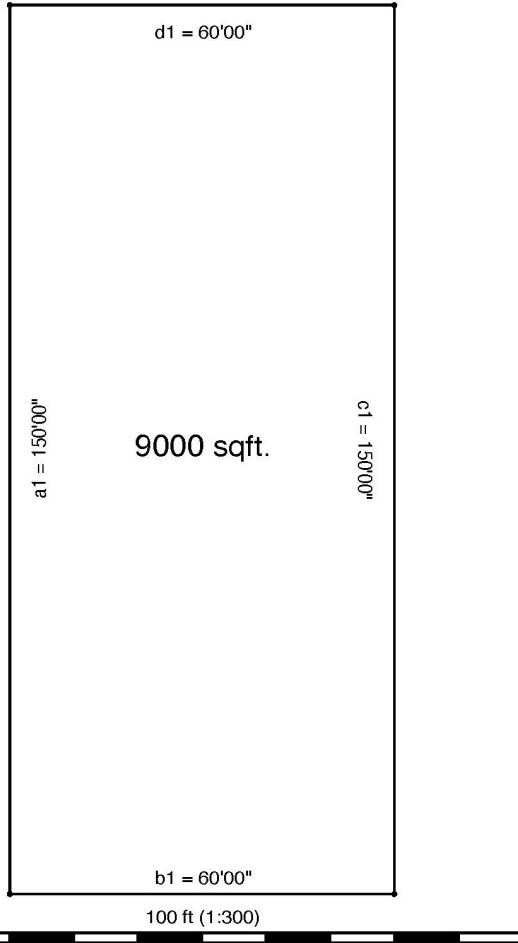
#### Other

All Bay Door Heights	14'6"
Cat Walk to Building 3	76'0" Long

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**Building 3 (Smaller Structure)**

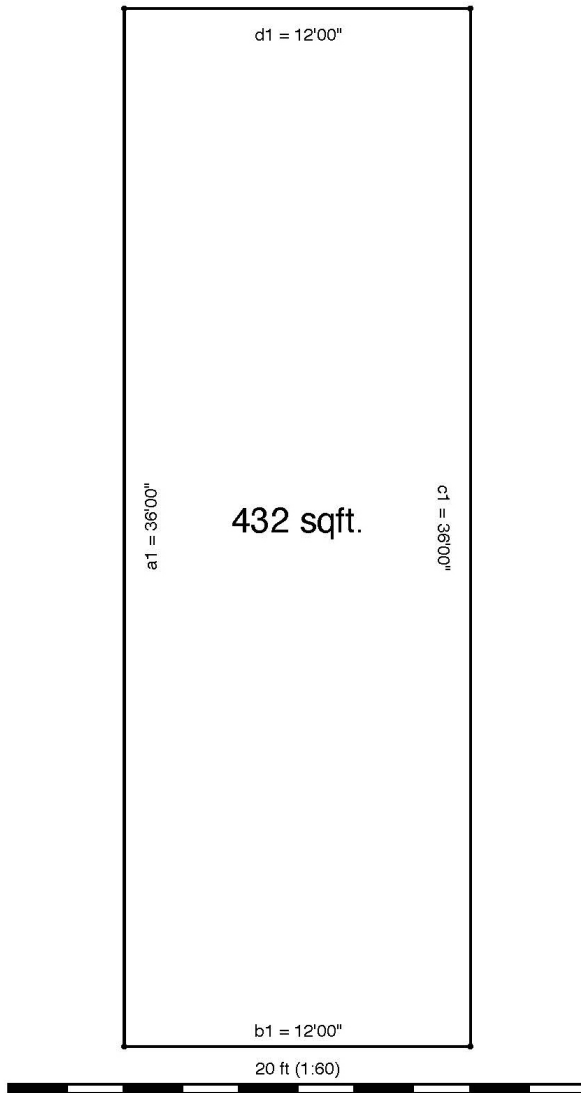
**Building 4 (Mechanical Shop)**



	Main Level		Other
Bay	148'6" x 58'6"	Bay Door Height	13'8"

	Main Level		Other
Front Bay	19'3" x 38'6"	Bay Door Height	17'8"
Back Bay	19'3" x 38'6"	Attached Shed	18'3" x 10'1"
Electrical Room	18'8" x 11'0"		

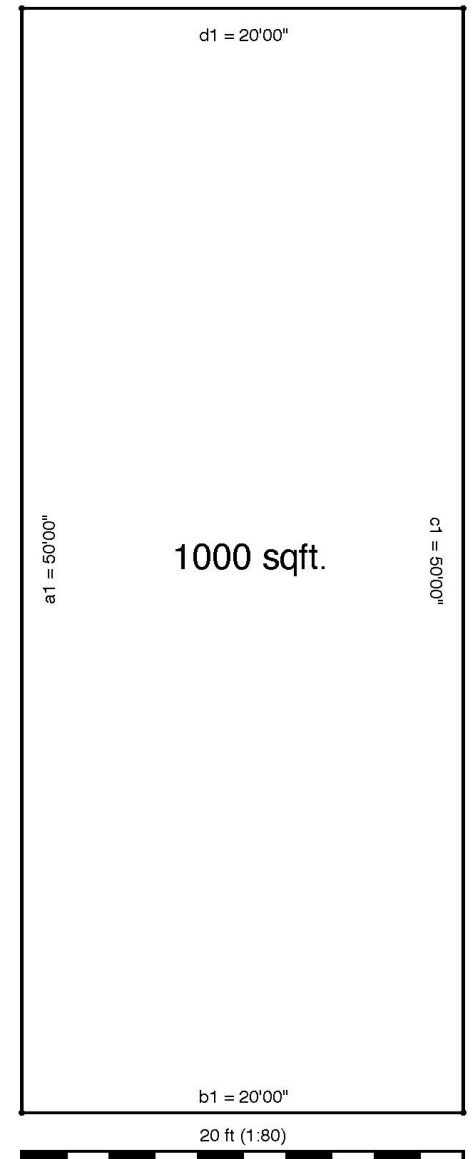
**Building 5 (Portable Office)**



**Main Level**

Kitchen	11'0" x 14'9"
Bathroom	4'8" x 2'11" 1P
Room	11'0" x 14'10"
Bathroom	4'11" x 2'11" 2P

**Building 6 (Office Flex)**



**Main Level**

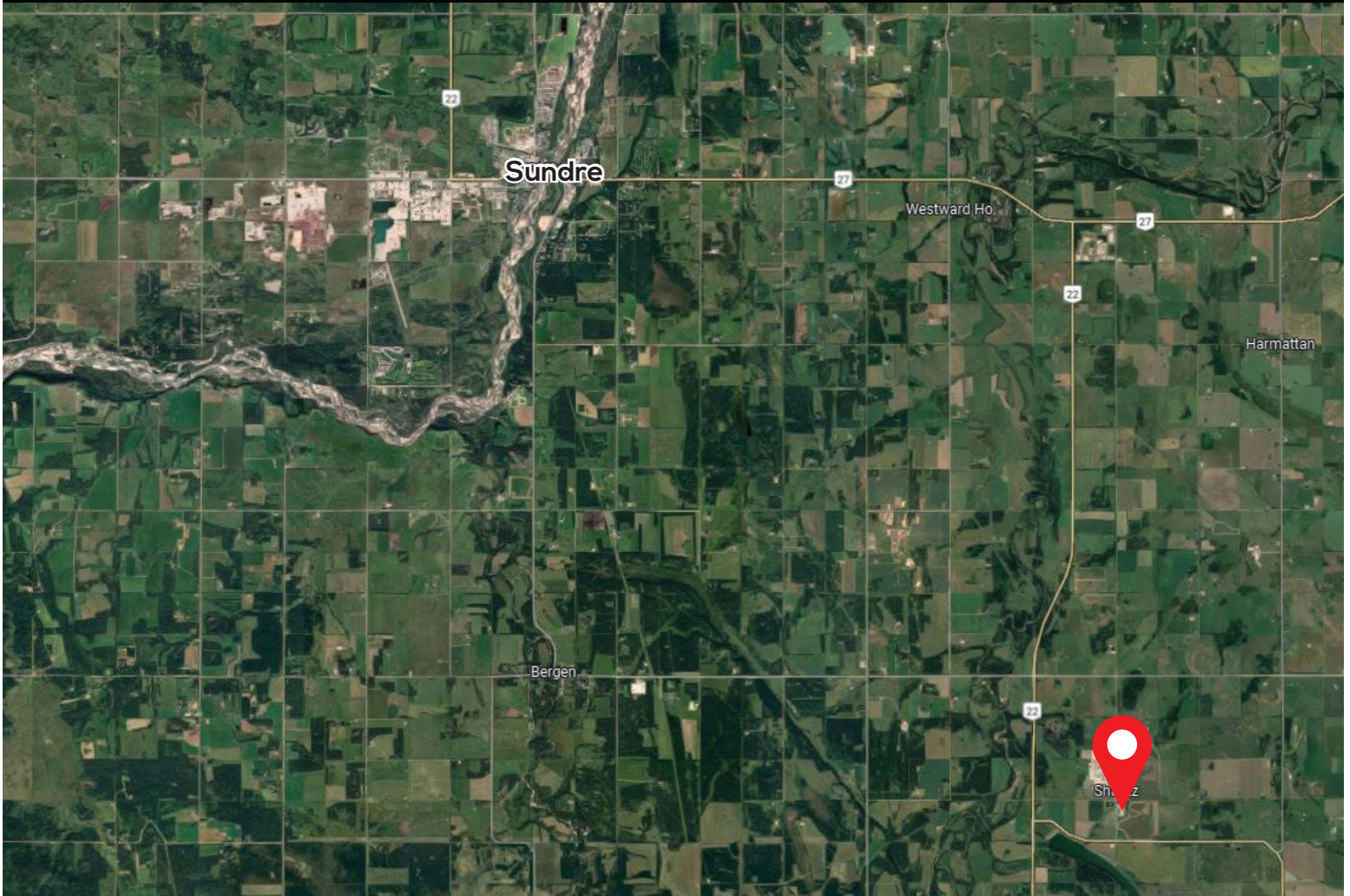
Entrance	16'0" x 9'2"
Office	9'1" x 11'11"
Office	9'2" x 11'9"
Open Room	16'1" x 9'1"
Bathroom	5'0" x 5'0" 2P
Kitchen	6'9" x 13'3"
Dining	13'4" x 13'3"
Bathroom	7'11" x 5'2" 3P
Storage	6'7" x 5'0"

**Other**

Garden Shed	10'0" x 12'0"
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# LOCATION

31427 RR 42, Sundre, Alberta



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**Lila Miller**

*Associate*

**403.667.5732**

lmiller@avenuecommercial.com

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