

# \$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 Double Garage Attached, Garage Faces Front, Heated Garage, 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 Farm, No Neighbours Behind, See Remarks  
Roof Asphalt Shingle  
Foundation Poured Concrete

### Additional Information

Date Listed August 1st, 2024  
Days on Market 248  
Zoning RD

### Listing Details

Listing Office Century 21 Advantage

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.