



**For Sale | Springbank, AB**

**250010** Mountain View Trail

**32,473 SF on 4.23 Acres or 6.23 Acres**

Unique & rare opportunity to purchase a turn-key greenhouse  
& garden center on the west side of Calgary.

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# Property Overview

Property offers a unique and rare opportunity to purchase a turn-key greenhouse/garden center on the west side of Calgary. Currently there are no garden centers of this caliber servicing west Calgary.

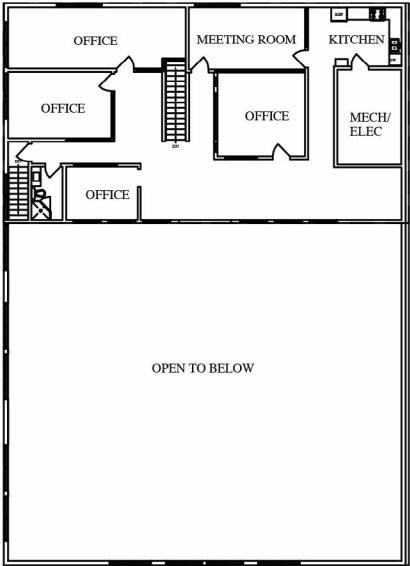
Significant value in existing infrastructure. Located immediately off Hwy 1 with close proximity to west Calgary and Springbank/Bearspaw population base. The north 2.00 acre lot is available with the building on 4.23 acres or may be sold separately with sale of the building on 4.23 acres first.

## Highlights

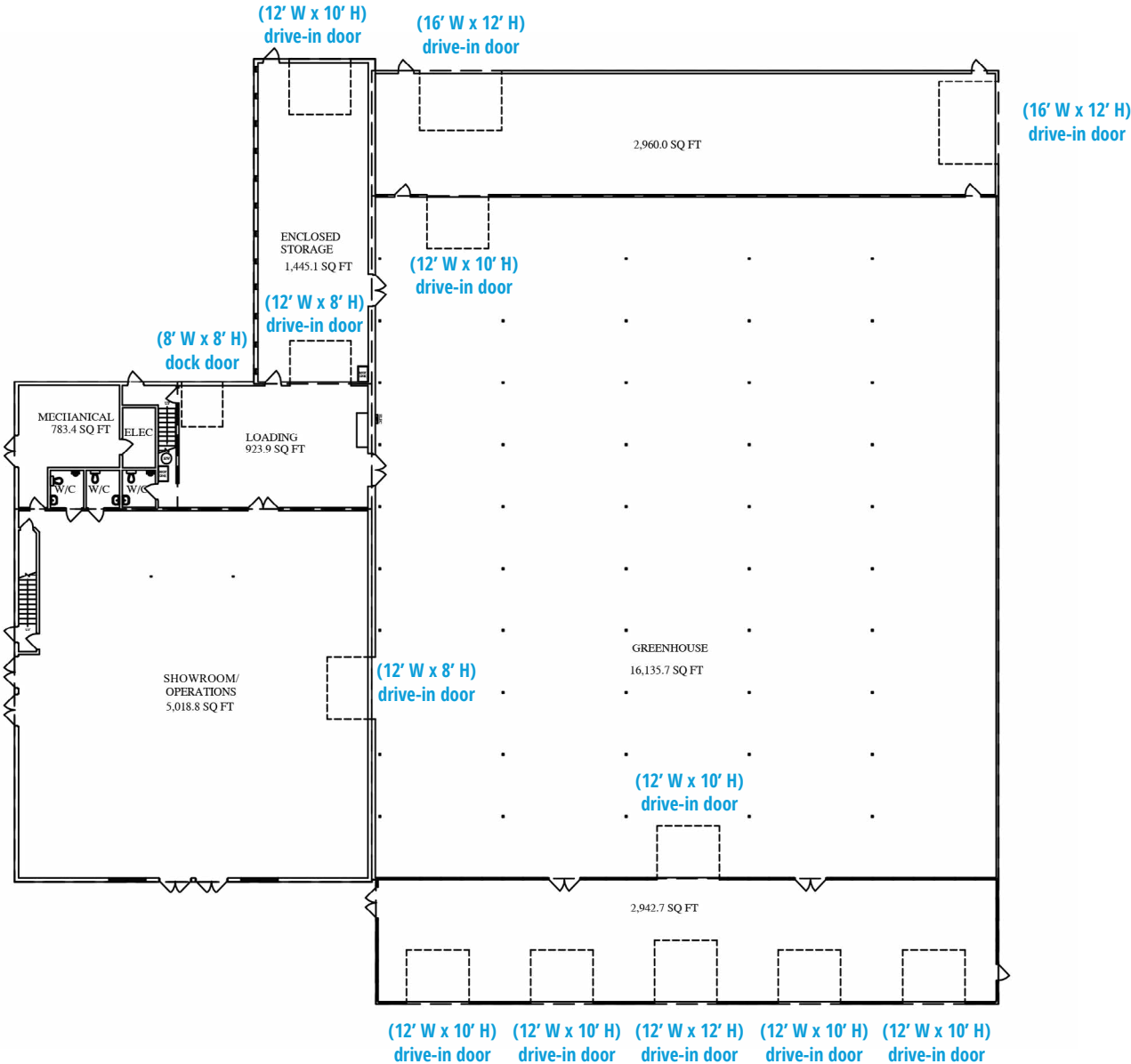
- Shaw fiber optic
- Possibility to connect to water and sewer
- On-site pond for greenhouse water use
- Backup generator
- Full kitchen area/lunchroom
- Automated Westbrook Greenhouse System with weather sensor
- Greenhouse roof venting & energy curtain

<b>Year Built</b>	2009
<b>District</b>	Rocky View County/Springbank
<b>Zoning</b>	C-LRD (Commercial, Land Rural District)
<b>Second Floor Office</b>	2,263 SF
<b>Showroom/Operations</b>	5,019 SF
<b>Warehouse/Storage</b>	5,329 SF
<b>Greenhouse</b>	19,079 SF
<b>Mechanical</b>	783 SF
<b>Total Available Area</b>	32,473 SF
<b>Site Size</b>	6.23 Acres Total (two lots) 4.23 Acres – Lot 20 2.00 Acres – Lot 8 Building available on 4.23 acres separately (call for pricing). 2.00 acre lot may be sold separately with sale of building on 4.23 acres first.
<b>Loading</b>	1 (8' W x 8' H) dock door 2 (12' W x 8' H) drive-in doors 7 (12' W x 10' H) drive-in doors 1 (12' W x 12' H) drive-in door 2 (16' W x 12' H) drive-in doors
<b>Clear Height</b>	Showroom / Operations: 22' clear Greenhouse: Low 13' 2" & 16' 7" High 23' 1"
<b>Mechanical</b>	In-floor boiler heat (main floor) & forced air supplemented Radiant in greenhouse HVAC on second floor & showroom
<b>Make-up Air</b>	Yes
<b>Power</b>	400 Amp @ 600 Volt (to be verified)
<b>Asking Price</b>	\$7,500,000.00
<b>Property Taxes</b>	\$39,081.30 – Lot 20 \$11,812.47 – Lot 8
<b>Available</b>	Negotiable

# Floor Plan



**Second Floor Office**  
**2,263 SF**



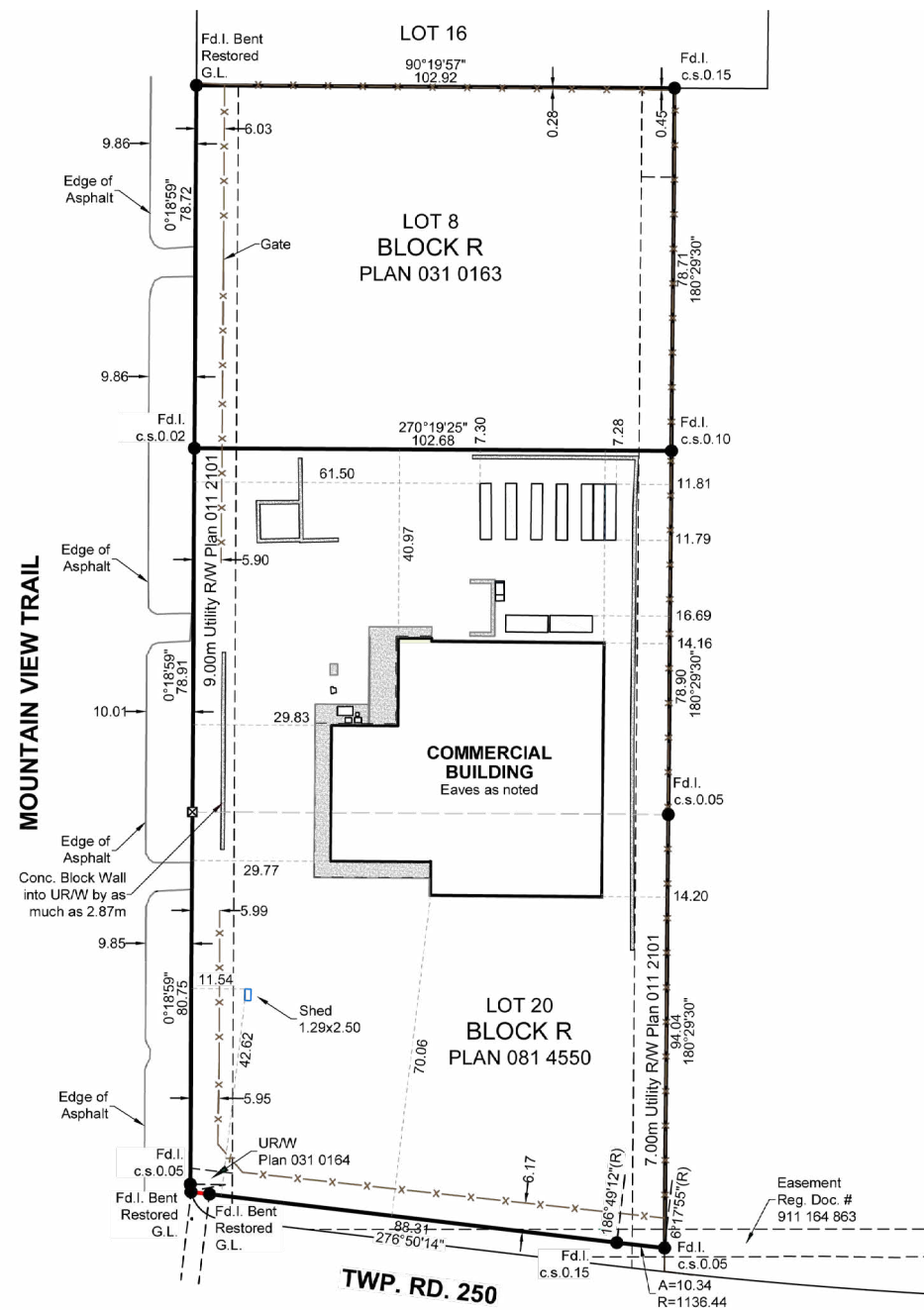
**Main Floor**  
**30,210 SF**







# Site Plan









# Location Overview

## Location highlights

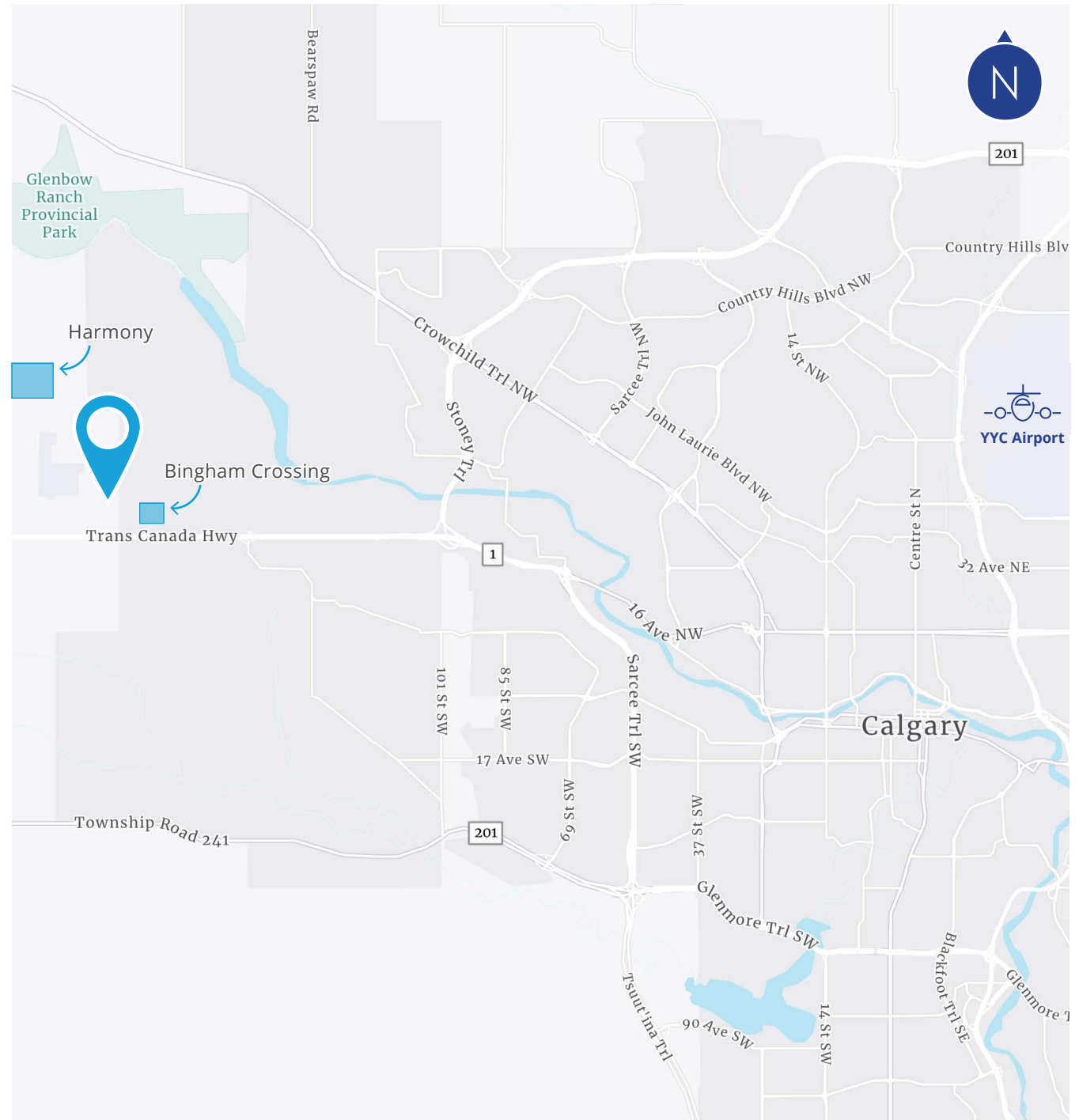
- 2 minutes to Trans Canada Highway
- 2 minutes to Bingham Crossing
- Adjacent to Springbank Airport
- 6 minutes to Calgary City Limits
- 9 minutes to Stoney Trail NW
- 25 minutes to downtown core
- 25 minutes to YYC international

## Bingham Crossing

Bingham Crossing is a future lifestyle destination which will provide a variety of high-quality shopping, dining, services and amenities in a unique, state-of-the-art, pedestrian oriented centre. Phase I will consist of a new senior's housing complex and large green space. The development is designed to reflect the natural character of the community in a vibrant open-air gathering place.

## Harmony

5x Community of the Year, Harmony is a master planned lake community including beaches, golf, parks, future village center with a variety of homes for every lifestyle.





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