



BACK ON THE MARKET

Former Atlas Growers Ltd & Atlas Biotechnologies Inc. Building

COURT ORDERED SALE

56322 RANGE ROAD 25, LAC STE. ANNE COUNTY

**PRICE REDUCED
BY \$800,000**

NOW ~~\$2.45M~~ \$1.65M



CONOR CLARKE

Associate
587 635 2480
cclarke@naiedmonton.com

RYAN BROWN

Partner
587 635 2486
rbrown@naiedmonton.com

CHAD GRIFFITHS

Partner, Associate Broker
780 436 7414
cgriffiths@naiedmonton.com

DREW JOSLIN

Associate
780 540 9100
djoslin@naiedmonton.com

NAI COMMERCIAL REAL ESTATE INC.






4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com



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

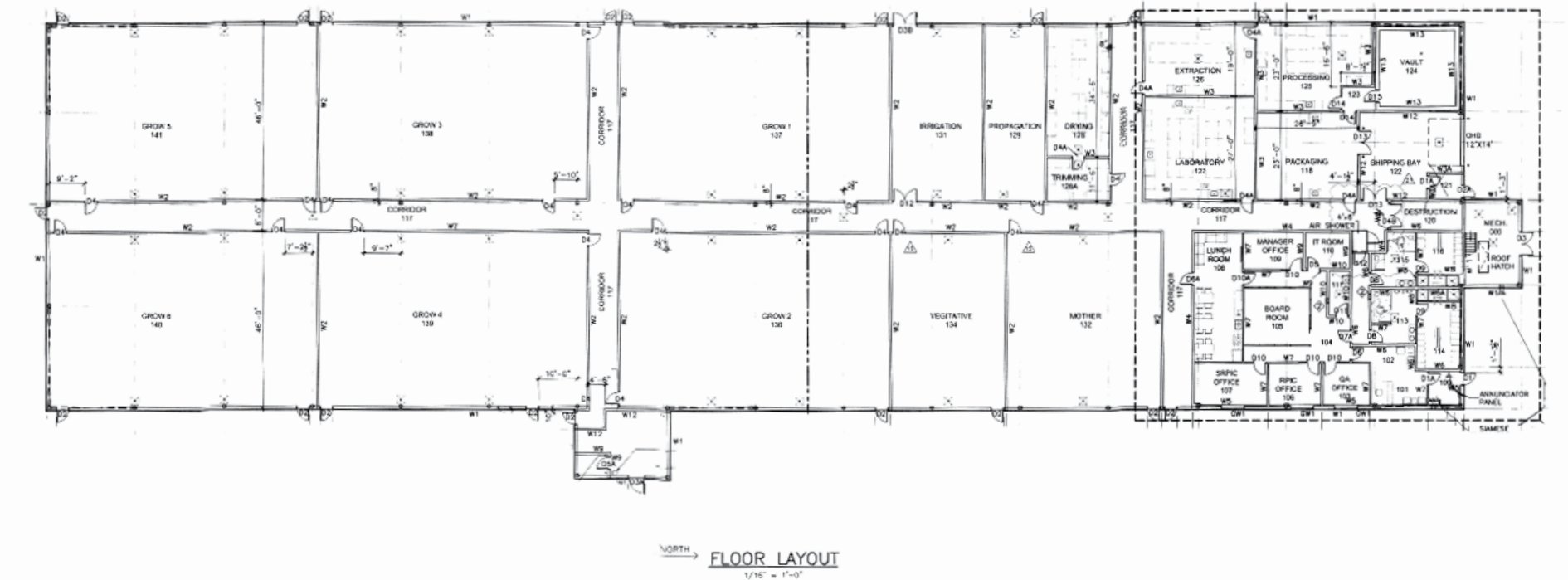
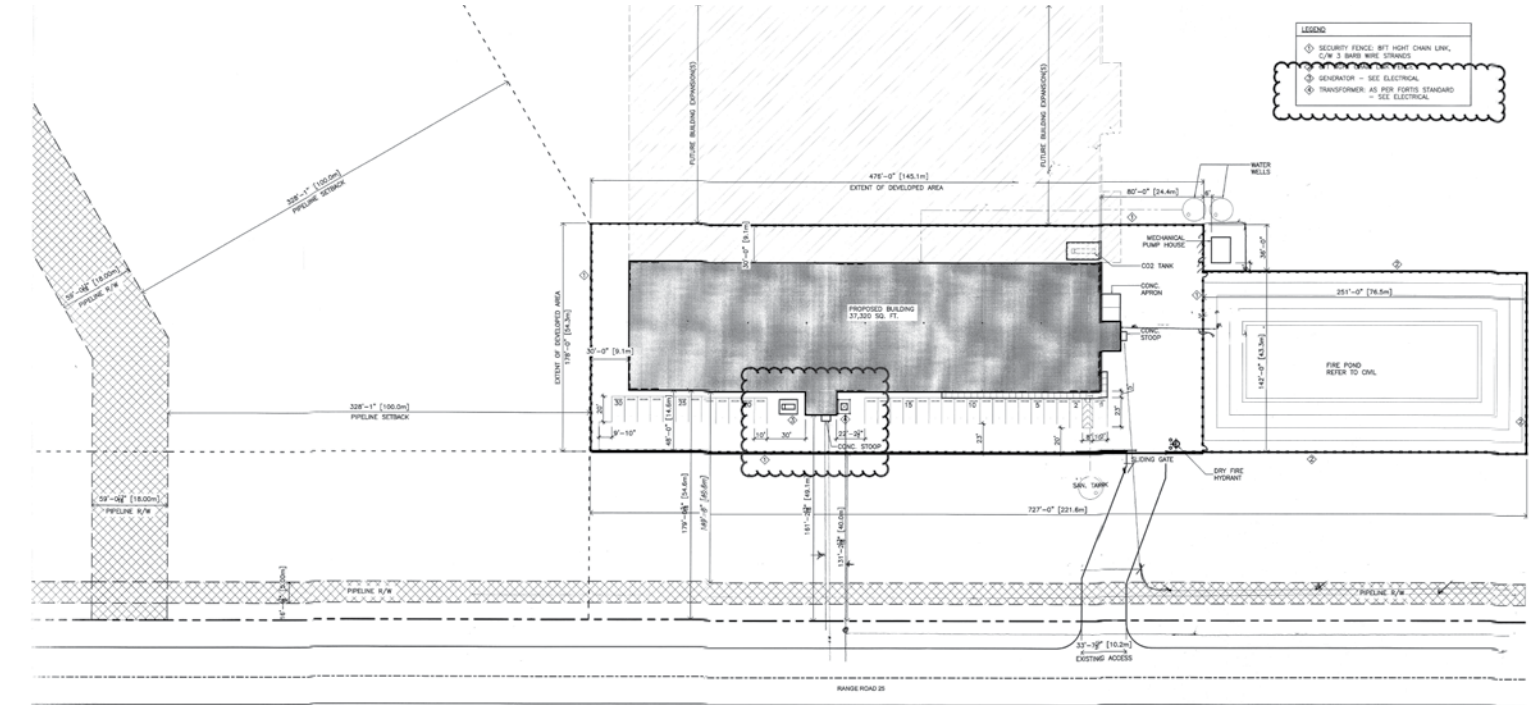
All cannabis equipment will be sold via auction, and not sold via the requested listing.

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



PROPERTY INFORMATION

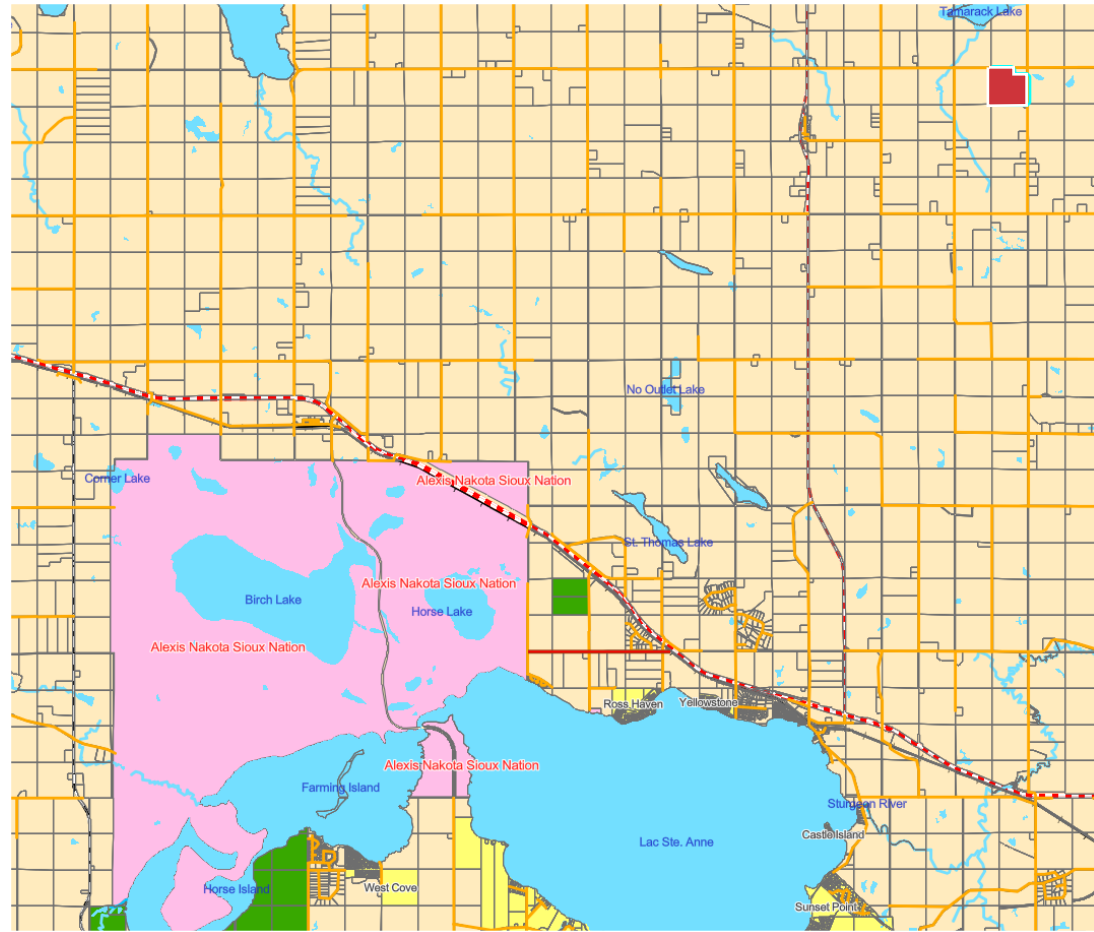
MUNICIPAL ADDRESS	56322 Range Road 25 Lac St. Anne County, AB
LEGAL DESCRIPTION	Meridian 5, Range 2, Township 56, Section 19
SITE AREA	146.83 acres±
BUILDING SIZE	37,320 sq.ft.±
ZONING	IN - Industrial
YEAR BUILT	2018
CEILING HEIGHT	19.5'
LOADING	(4) 18'x18' grade doors
PROPERTY TAXES	\$34,904.20 (2024)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



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

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

PROPERTY LOCATION



7359-C-1 CC23

NAI COMMERCIAL REAL ESTATE INC.

4601 99 Street NW
Edmonton, AB T6E 4Y1
780 436 7410 | naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT.
THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE

