



Former Atlas Growers Ltd & Atlas Biotechnologies Inc. Building

COURT ORDERED SALE

56322 RANGE ROAD 25, LAC STE. ANNE COUNTY



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NAI COMMERCIAL REAL ESTATE INC.

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OFFERING SUMMARY

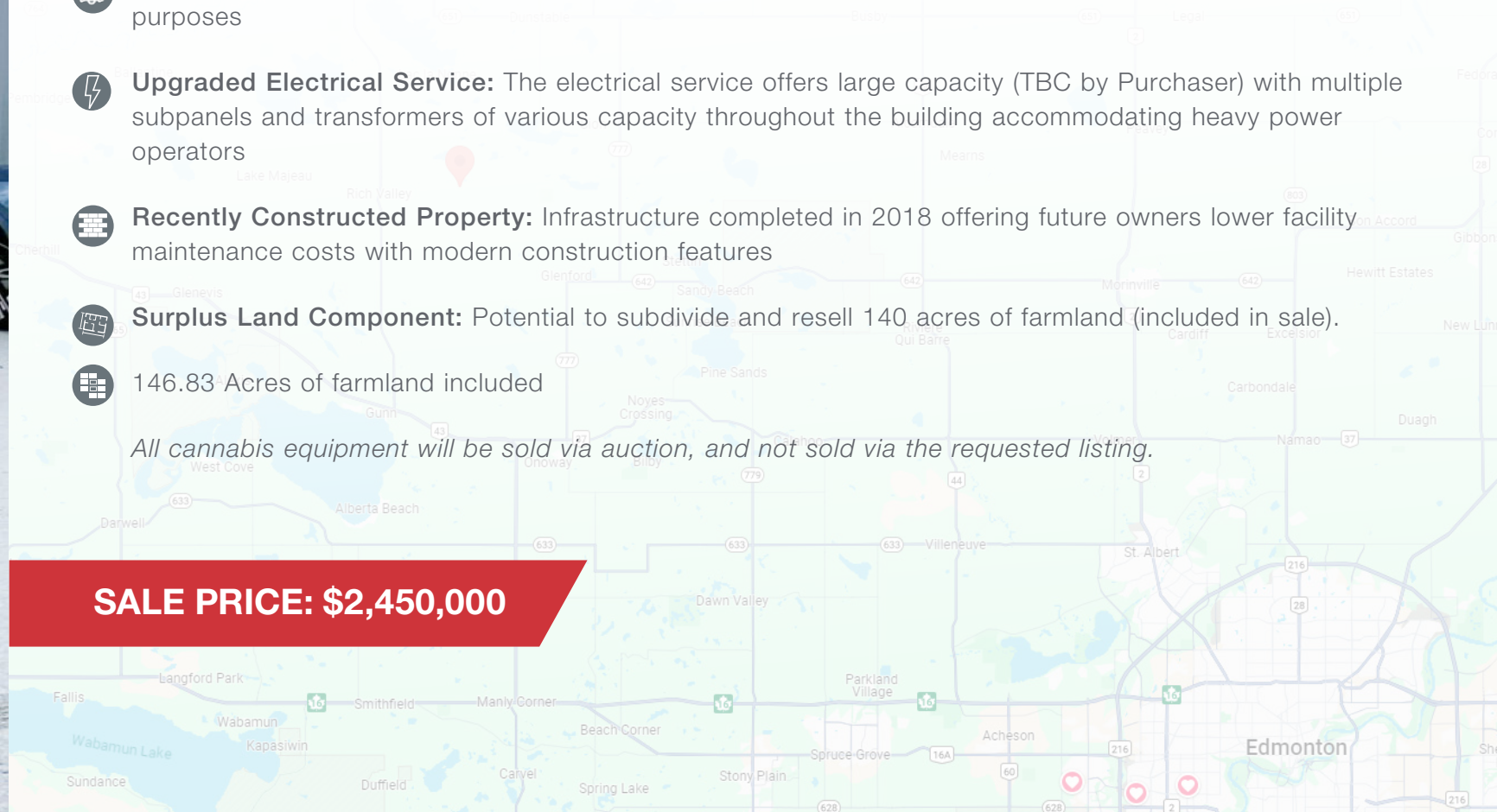
NAI Commercial Real Estate Inc. is pleased to present a distinctive Court Ordered Sale opportunity for the Former Atlas Growers Ltd. and Atlas Biotechnologies Inc. Building situated at 56322 Range Road 25, Lac St. Anne County, AB. This offering provides a chance to secure a total of approximately 37,320 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

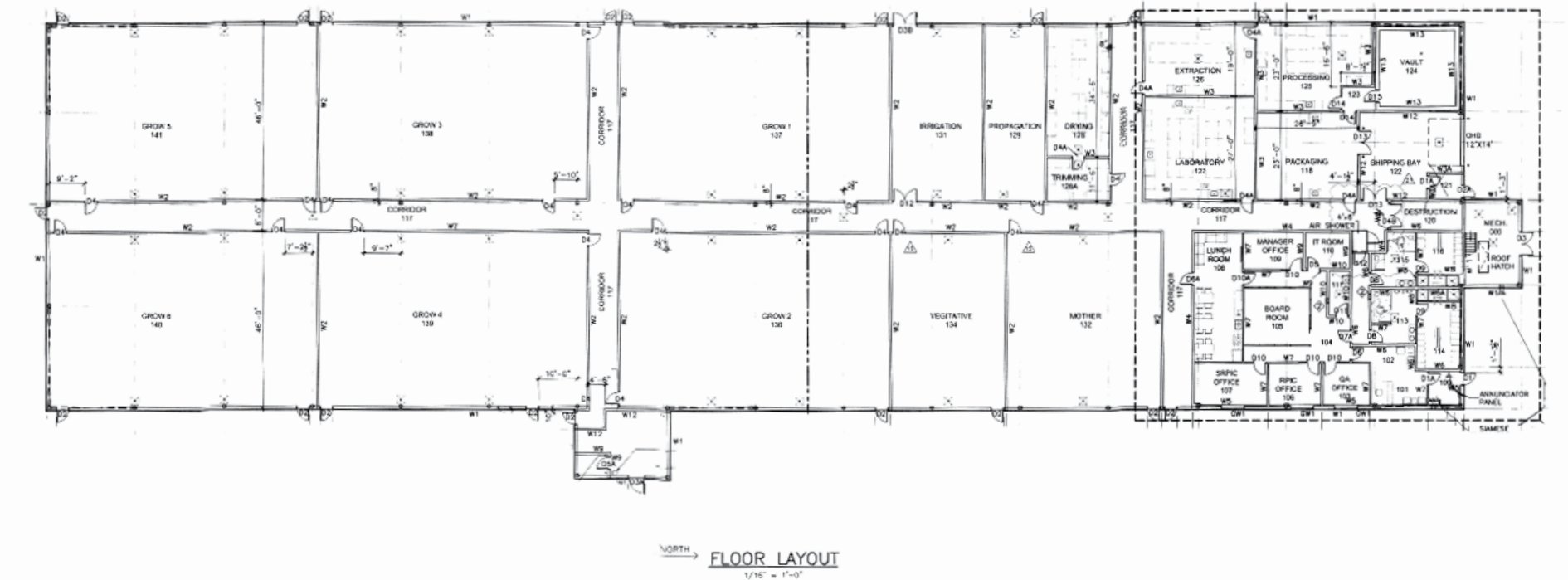
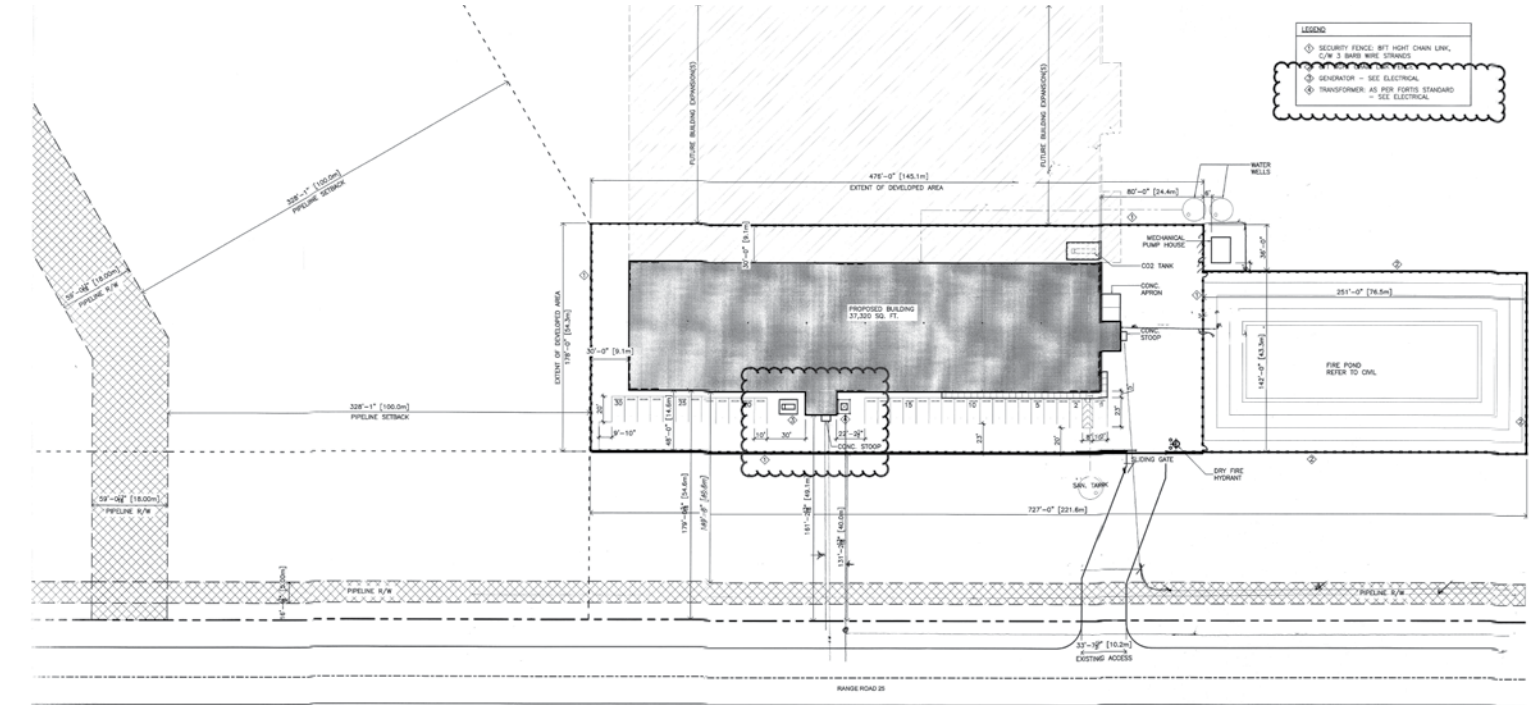
All cannabis equipment will be sold via auction, and not sold via the requested listing.

SALE PRICE: \$2,450,000



PROPERTY INFORMATION

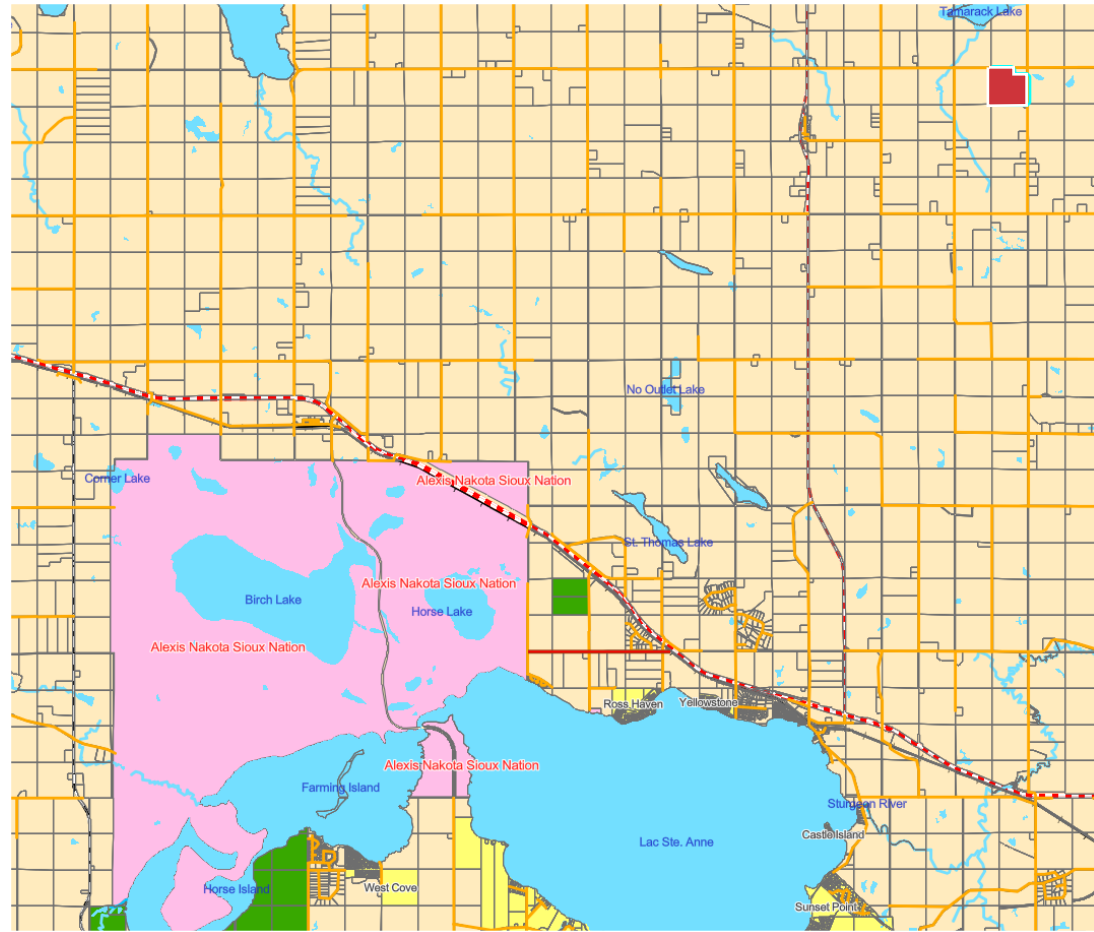
MUNICIPAL ADDRESS	56322 Range Road 25 Lac St. Anne County, AB
LEGAL DESCRIPTION	Meridian 5, Range 2, Township 56, Section 19
SITE AREA	146.83 acres±
BUILDING SIZE	37,320 sq.ft.±
ZONING	IN - Industrial
YEAR BUILT	2018
CEILING HEIGHT	19.5'
LOADING	(4) 18'x18' grade doors
PROPERTY TAXES	\$94,645.17 (2023)
SALE PRICE	\$2,450,000



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

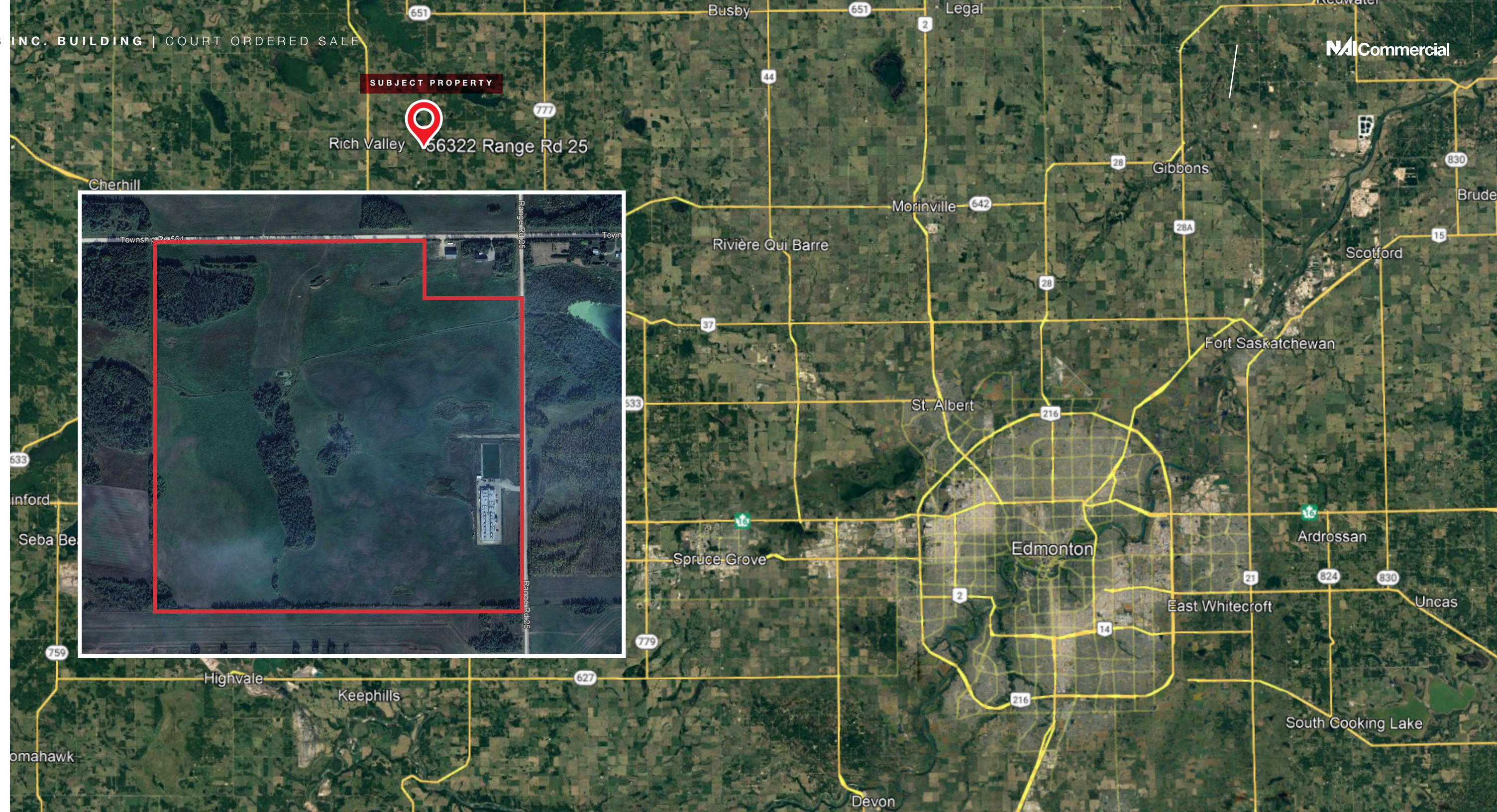


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THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.



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