

# Business, Buildings, Residence & Land For Sale



711 8 Ave E. Bow Island, AB T0K 0G0

## PROPERTY INFORMATION

**Real Estate:** 6.53 acres  
**Buildings/Fixtures:** 2 – 30' x 96' greenhouses  
**1991 1280 sq ft Mobile Home** – main residence  
**1978 1064 sq ft Mobile Home** – furnished unit,  
used as a rental for workers for \$1100.00 per month  
**Shop-** 16' x 28' 448 sq ft  
**Historic Train Station**  
**3 storage sheds**

## LEGAL DESCRIPTION

Plan 7810003  
Block 1,2,3  
Lot 10

## TAXES

2022- \$3199.69

## BUSINESS OPERATION

**Current Operations-** Retail Garden Centre  
**Expansion Potential-** Campground, Wedding  
/Family Reunion Venue, Cannabis License  
**Reasons for Selling-** Retirement  
**Employees-** Seasonal operation by  
semi-retired owners.  
**Years Established-** 25 years by current  
owner

## OTHER INFORMATION

**Support & training will be provided.**  
**To be negotiated**

**Equipment value-** Inclusive of greenhouse  
equipment & landscaping  
approx \$30,000. - \$40,000.

**Inventory Value-** \$5,000 to \$10,000  
Resale soil products, planters, pots  
etc.



Rod Wilson

Realtor

403-548-0156

medicinhatrealestate.net





## GREENHOUSE INFORMATION



**Built - 2005**  
**Floor Area- 2880 sqft**  
**Construction- Metal Frame**  
**Foundation- Concrete**  
**Exterior- Polycarbonate Panels**

**Roof Cover-**  
**Wall Height-**  
**Venting-**  
**Heating-**  
**Electrical-**

**Poly (replaced in Oct 2022)**  
**16 ft**  
**Hinged Roof Venting**  
**Forced Air**  
**100 Amp**

## Bow Island Greenhouses-Equipment List as at June 2022

Description	Additional Information	Purchase Year	Valuation or Purchase Price
<b>Yard</b>			
Kobota L2000 Tractor	824 hrs 24 hp	1998	10,000.00
Farm King Rototiller	3 ft.	1998	400.00
Allis Chalmers 62 mower	5 ft Refurbished	2016	600.00
CubCadet Mower	RZT S series	2017	4,275.00
Earthquake Weed Wacker	675E series 22"	2012	600.00
Coleman Generator	10 hp	2013	300.00
Honda Generator	GC160 5 hp	2013	200.00
Professional Hoses	2 x 1" 100 ft black	1998	500.00
Premium Hose	1 x 5/8" 100' green	2019	113.00
Sprinkler Tractor Orbit	58322 Traveling	2019	124.00
Sprinkler Manufactured	2 x irrigation style	2005	200.00
Various Gardening Equip	Shovels, Rakes, sprayers	1998-2019	1,000.00
Various Shop Equipment and Supplies		1998-2019	2,000.00
<b>Greenhouse</b>			
Cash Register	SAM4S 300 series	2015	500.00
Greenhouse benches, retail shelving etc.		2014	2,100.00
Fertilizer Injector	SD30	2019	639.00
Professional Hoses	2 x 5/8" 100 ft yellow	2019	264.00
Premium Hose	1 x 5/8" 50' green	2019	58.00
Germination Chambers	aprox 60 sq ft	2000	500.00
Dirt mixing table, fans, various supplies		2000-2019	2,000.00
			26,373.00

### Greenhouse Retail Inventory

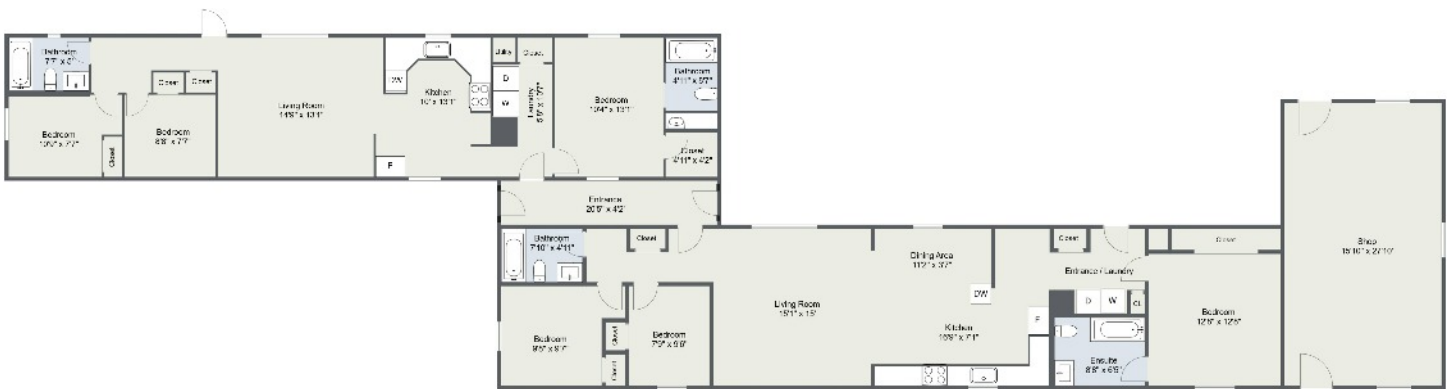
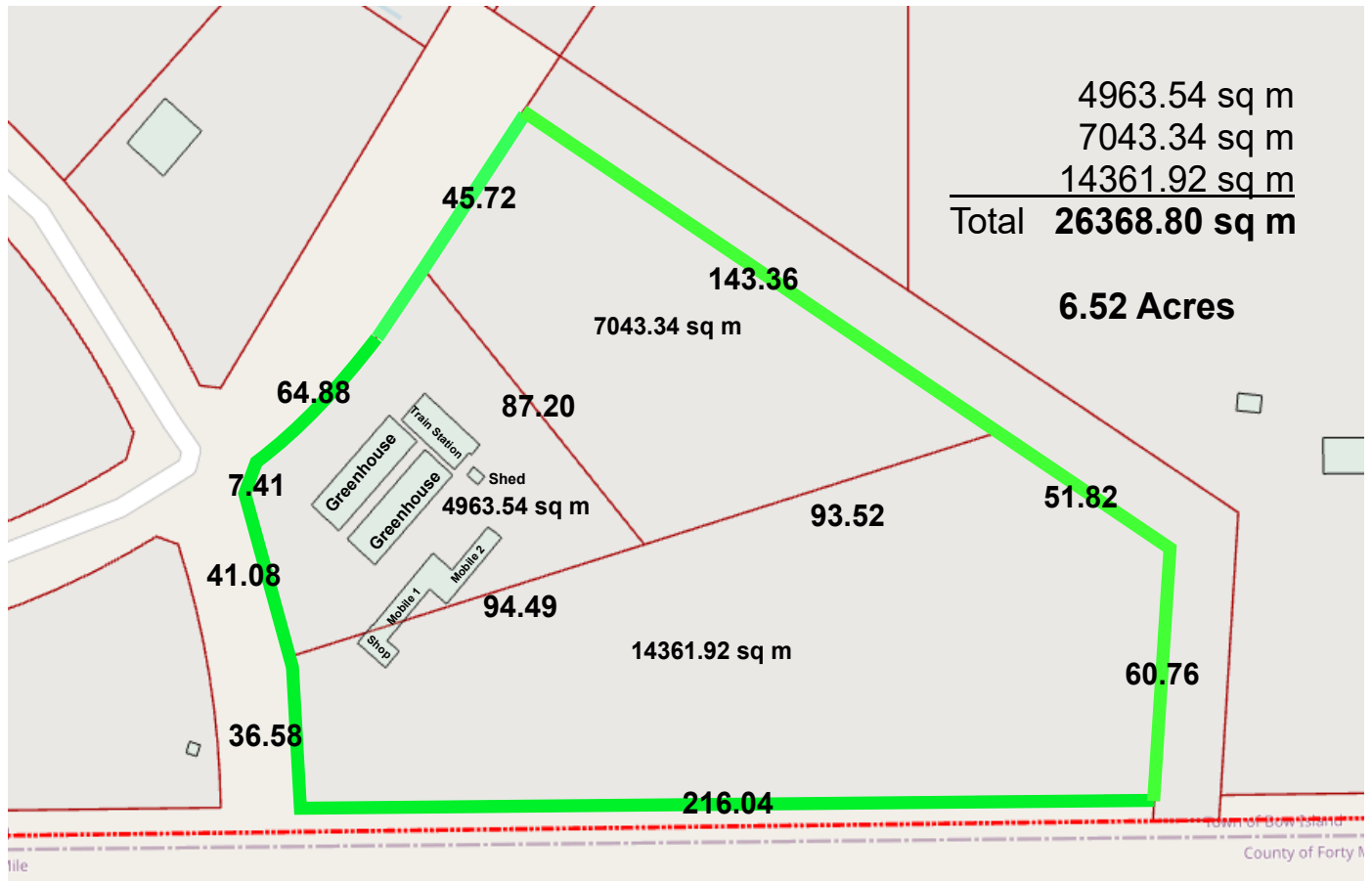
2021	\$11,700.00
2020	\$6,650.00
2019	\$11,850.00

2022 Inventory  
estimate it will be around \$7,500.00

### Land and Buildings

Land	6.53 acres		
Greenhouses	2 - 30' x 96'		
Greenhouse Plastic	1 greenhouse replaced	2019	1,850.00
Greenhouse Plastic	1 will need replacing in 2023/24		
Greenhouse Flooring	Black porous plastic	2013	732.00
Greenhouse Flooring	Brick & porous plastic	2013	2,972.00
Train Station	Storage Area		
Sheds	3 small sheds for storage		
Mobile Home	1280 sq ft	1991	
Mobile Home (Rental)	1064 sq ft	1978	
\$1100.00 per month income			

# LOCATION – BOW ISLAND, AB



**Secondary Mobile**  
Exterior area 950 sq.ft. / 88.25 m2  
Interior area 889 sq.ft. / 82.59 m2

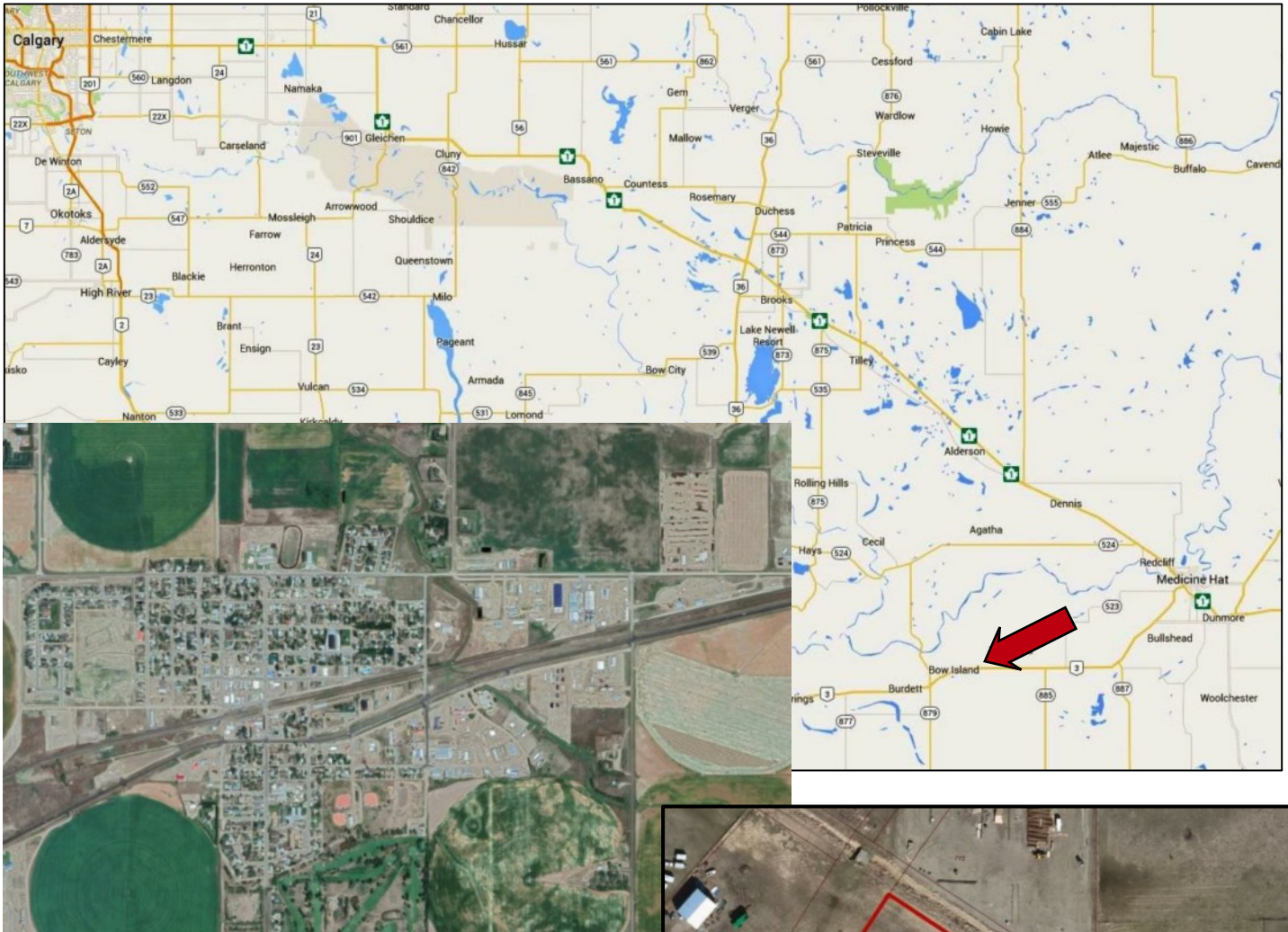
**Main Mobile**  
Exterior area 1200 sq.ft. / 111.48 m2  
Interior area 1132 sq.ft. / 105.16 m2

Wall Thickness : 4.5"  
Prepared on : June

All sizes and dimensions are approximate.  
Actual may vary.



## LOCATION – BOW ISLAND, AB



Bow Island is a town in Alberta, Canada. It is located on Highway 3 in southern Alberta, Approximately 100km (62 mi) from the United States border and 320 km (200 mi) southeast of Calgary and 58km southwest of Medicine Hat.



**Rod Wilson**

Realtor

**403-548-0156**

[medicinehatrealestate.net](http://medicinehatrealestate.net)

**ROYAL LEPAGE**  
COMMUNITY REALTY