

# \$2,199,900 - 705068 Rge Rd 82, Wembley

MLS® #A2184772

**\$2,199,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 57.00 Acres

NONE, Wembley, Alberta

## ATTENTION INVESTORS !!!

Have you heard of Haskap Berry Farm? It is one of the largest haskap farms in Canada! And it's for sale.

Haskap berries are a new, healthy, tasty and emerging crop in the Agri-Food Industry. They are high in antioxidants and Vitamin C with a robust, bold taste, similar to a juicy blueberry, raspberry, and black currant combined.

Haskap Berry Farm is a premium, high-quality operation with 57,000 plants, 57 acres, drip irrigation, a dugout, landscape fabric, a bird control system, and an 8-foot high fence. A new 4,000-square-foot processing and freezing facility was completed in 2020, designed specifically for food safety protocols and large quantity throughput. Food safety programs are in place.

A state-of-the-art product traceability program has been purchased to trace the haskaps from harvest through shipping and is in preparation for use this season. The farm has current and pending contracts and a successful u-pick operation. It is located in close proximity to an urban area.

Thirty thousand newer haskap varieties (producing larger, sweeter berries) were planted in 2017 and 2018. The farm utilizes natural growing techniques and processes good soil. The field layout is designed for optimum pollination and efficient harvesting. Berms, swales and buffer zones have been introduced, reducing the possibility of



cross-contamination. The farm is located in AG zoning and has the potential for expansion within existing boundaries. Fifteen thousand plants have been pruned, enabling maximum future yields for 2022. Various farm equipment can be included in the sale!

Built in 2020

### **Essential Information**

MLS® #	A2184772
Price	\$2,199,900
Bathrooms	0.00
Acres	57.00
Year Built	2020
Type	Commercial
Sub-Type	Warehouse
Status	Active

### **Community Information**

Address	705068 Rge Rd 82
Subdivision	NONE
City	Wembley
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 5B5

### **Amenities**

Parking Spaces	50
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### **Interior**

Heating	High Efficiency, Natural Gas
Cooling	Central Air, Full

### **Exterior**

Lot Description	Farm
Roof	Metal
Construction	Metal Frame, Metal Siding
Foundation	Poured Concrete, Slab

## **Additional Information**

Date Listed	January 31st, 2025
Days on Market	165
Zoning	CR5 Country Residentail

## **Listing Details**

Listing Office	RE/MAX Grande Prairie
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