

**PT NE 34-48-28 W3
Rural, Saskatchewan****MLS # A2230954****\$4,600,000**

Division:	NONE
Type:	Retail
Bus. Type:	Commercial ,Florist/Nursery, Gift Shop ,Landscaping, Retail
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	13,440 sq.ft.
Zoning:	.

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	10.15 Acres
Sewer:	-	Lot Feat:	See Remarks
Inclusions:	Equipment and Machinery, Inventory, Fixtures, Parking, Leasehold Improvements, Supplies, Trade Name, Goodwill		

Take a look at this well-established, year-round full garden Centre, nursery and landscape supply store with an established clientele within the Lloydminster and surrounding community, and having 5 decades of exceptional sales and service to their community, and imagine owning and operating it yourself. This is a share sale of an established, well branded business in the Lloydminster community, which includes equipment inventory, buildings, land and sale inventory. Step in and take over this thriving business... opportunities like this do not come along very often. With over 13,440 square feet of retail and greenhouse space (60'x80' main retail building, 3-24'x120' greenhouses), and located along a major highway only a short distance from the busy and growing community of Lloydminster... this is where you should invest. Located within the business-friendly jurisdiction of the RM of Wilton, this package offers an exceptional opportunity for growth. The list of revenue streams associated with this business are long and include sales and service of outdoor power equipment, irrigation supply store, supply of plants, decorative rock, soils, mulches, compost, lawn equipment, chainsaws, blowers, paving stones, retaining walls, ponds, waterfalls, outdoor fireplaces, hand tools, pottery, decorative iron, cast stone statues, trees, shrubs, flowering plants, basket arrangements, decorative garden and yard merchandise....the list goes on and on. In addition, there is a full line of equipment, sea cans, mega blocks for soil/rock bins, soil mixers, landscape equipment, forklift, chipper, tampers.. a full line of equipment inventory you will need to operate the business. Add to this 10.15 acres of land and a cold storage building measuring 40' x 100'- This complete Package for sale at \$4,600,000 plus inventory (calculated at time of sale). You will not find a better opportunity than

this to own a fully operational and thriving business.