



**\$749,900**

**MLS# 202602180**

**4 Bedrooms | 1.5 Bathrooms | 2,100 Sqft**

Opportunity Awaits Just Minutes South of Steinbach! Discover endless potential on this versatile property featuring Agricultural General zoning with a Commercial Agriculture variance and Conditional Use approval **ALLOWING A NEW FARM TO START OPERATING UP TO 399 units**. Whether you're dreaming of launching a new farm, market gardening, agri-tourism, or a farm-to-table venture, this site is uniquely positioned to bring your vision to life. (Buyers to do their own due diligence.) The land has been thoughtfully cared for, offering a large gardening area with raised beds and a thriving orchard of saskatoons. For infrastructure, you'll find a 210 x 40 fully insulated building, complete with water, hydro, and gas roughed in with a meter, ideal for a variety of agricultural or business uses. A second 60 x 32 cold storage building provides concrete floors, overhead doors, perfect for equipment, storage, or expansion. Additionally an existing foundation ready for development, plus bushland filled with mature trees and trails to explore. From farming to business ventures to country living, the opportunities are here. Book your private tour today and see how this property can work for you! Features: See remarks



For full listing details,  
please scan:



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