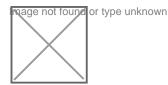


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4 NEWELL COUNTY 4 AB T0J 2K0 FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationPatricia, Alberta

Listing ID: 28337

MLS ID: A2151041

\$280,000



- [△] RICKY SHARMA
- **(403) 271-4000**
- Five Star Realty
- **403-271-4000**

rM1

4 Newell County 4 AB T0J 2K0 , Patricia , Alberta $\,$ T0J 2K0 $\,$

Transaction Type

For Sale

Days On Market 346

Business Rural District

Year Built

Subdivision NONE

1987

Structure Type

Property Type

Property Sub Type

Mixed Use

Zoning

Commercial

Mixed Use

Legal Plan 8010028

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

2800.00

260.13

As is , where is

Restrictions
None Known

Reports None

GREAT LOCATION, this property is minutes away to Dinosaur Park, the UNESCO World Heritage Site: COMMERCIAL, RESIDENTIAL PROPERTY WITH LAND. Great Investment and COMMERCIAL Property approx 2800 SF on 3.67 Acers of Land inclding House (Approx. 1500 sf) at the CORNER of Pr130 and HIGHWAY 544 previously known as DINOSOUR COUNTRY STORE (According to seller, before there was Gas station, Convenience store, restaurant Aand other services). Property have huge potential for future buyer to setup businesses like RV parking, Room rentals or other with permission from Nowell county. The property consists of a convenience store, liquor store, gas bar and a campground with 10 fully serviced sites. A licensed cafe was just added to the mix of offerings this year. Also included is a 3 bedroom 16'x18' modular home (built in 1996) that allows for easy management of the business. The COMMERCIAL Property and home is situated on 3.69 acres of land in Patricia, a hamlet in Southern Alberta, Newell County just 20 kms. northeast of Hwy. 1. Newell County area the richest ranching, irrigated agriculture prodction, oil and gas tourist, recreation, , and scenic regions in Alberta. Once setup it may be a profitable tourist centre and popular destination site for Locals around. Data used for Listing is approximate. Property with Land is Sold As is, where is by seller. Call Realtor for showing.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.