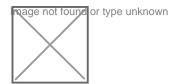


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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



- A RICKY SHARMA
- **(403) 271-4000**
- Five Star Realty
- **403-271-4000**

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

Transaction Type

Days On Market

Zoning

For Sale

NONE

470

Business Rural District

Subdivision

Year Built

Structure Type

Property Type

1987

Mixed Use

Commercial

Property Sub Type
Mixed Use

Legal Plan

Building Area (Sq. Ft.)

8010028

2800.00

Building Area (Sq. M.)

Inclusions
As is, where is

Restrictions

Reports

260.13

None Known 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.

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