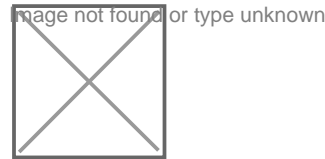


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAR/TAVERN/LOUNGE,CLOTHING ,FAST FOOD,FITNESS,FOOD & BEVERAGE ,GIFT SHOP ,HOSPITALITY,MIXED,OTHER,REAL ESTATE,RECREATION ,RESTAURANT ,RETAIL ,SPORTING GOODS FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location

Rural Mountain View County, Alberta

Listing ID:



28619



MLS ID:


A2164124

\$5,500,000



 **TIM CROUGH**
 (403) 540-4102

 CIR Realty
 403-271-0600

 32351 Range Road 55 , Rural Mountain View County , Alberta T0M0X0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

292

Business Name

Coyote Creek Golf & RV Resort

Business Type

Bar/Tavern/Lounge,Clothing ,Fast Food,Fitness,Food & Beverage ,Gift Shop ,Hospitality,Mixed,Other,Real Estate,Recreation ,Restaurant ,Retail ,Sporting Goods

Zoning

P-PC

Subdivision

Coyote Creek

Nearest Town

Sundre

Building Type

See Remarks,Sports and Recreation,Warehouse

Year Built

2005

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

13046.00

Building Area (Sq. M.)

1212.00

Lot Size (Sq. Ft.)

12068733

Lot Size (Acres)

277.06

Construction Type

Metal Siding ,Mixed,Vinyl Siding,Wood Frame

Electric

Three Phase,800 Amp Service

Cooling

Central Air

Heating

Central,Make-up Air,Forced Air,Natural Gas

Lot FeaturesBacks on to Park/Green
Space,Brush,Landscaped,Seasonal Water,Level,Many Trees,Underground Sprinklers,Near Golf Course,Yard Lights,See Remarks**Commercial Amenities**

Compacted Yard,Compressed Air Lines,Cooler(s),Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Freezer(s),Intercom,Kitchen,Laundry Facility,Lunchroom,Mezzanine,Outside Storage,Parking-Extra,Rail Siding,Shower,Social Rooms,Storage,Storefront,Yard Drainage,Yard Lights

Access to Property

Airport Nearby,Front and Rear Drive access,Direct Access,Paved Lane,Paved Road

Inclusions

N/A

Restrictions

None Known

Reports

Title

Welcome to Coyote Creek Golf and RV Resort, located in the shadows of the Canadian Rockies along the Red Deer River, and a short drive West of Sundre, Alberta. The course offers a unique blend of a fully irrigated 18-hole Championship Golf Course designed by Browning Horrocks and an RV resort as an attraction to the area. The course is designed to appeal to golfers of all skill sets with a Rating/Slope of 121/71.1 from the tips at a total of 6,662 yards and 122/69 at the forward tees with a yardage of 5,858. The hazards are the natural ponds and creek on the property as well as the mature trees and sand bunkers. The property features a driving range with a golf ball dispenser, a chipping practice area, and a putting green to offer golfers a chance to warm up, and the campers a place to spend a few extra hours working on their game. For guest experience, there is a large clubhouse with a wide selection of clothing, clubs, and golf accessories. The Coyote Den Grill, which opened in 2015, is a fully licensed restaurant with an array of meal choices. The dining room and patio are situated on a large pond stocked with rainbow trout. The Den is open to the public to enjoy. Last is a large banquet facility to host up to 150 guests for corporate events, weddings, reunions, and more. The RV Resort has space for 30 landscaped back-in sites and 10 spacious drive-through spots. Each site has access to 50-30-15 amp power and full-service hookups. They also feature picnic tables and a fire pit. Guests also have access to shower and laundry facilities for those wanting a longer stay. To help support the course, the clubhouse, and the facilities, there are over 300 privately owned RV lots on the property. For future growth, the current owners have a plan that could include another 180 campsites and seasonal campsite rentals, a challenging 9-hole par-3 course, and a large pond stocked with the intention of campers being able to stay and golf and fish! All of this allows for additional support for the facilities in the resort.

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