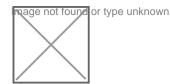


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OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location

Rural Lacombe County, Alberta

Listing ID:

28895 A2175732

\$1,750,000



△ GEORGE JOHANSON

(403) 318-4799

Coldwell Banker Ontrack Realty

MLS ID:

403-343-3344

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39212A, Highway 766, Rural Lacombe County, Alberta T0M 0X0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

242

Business Name

Dark Horse Golf Course

Business Type

Other

Zoning

AG

Subdivision

NONE

Nearest Town

Eckville

Building Type Home-Based

Year Built

1903

Structure Type

Low Rise (2-4 stories)

Property Type Commercial

Property Sub Type

Mixed Use

Building Area (Sq. Ft.)

1757.00

Building Area (Sq. M.)

163.23

Lot Size (Sq. Ft.)

3847654

Lot Size (Acres)

88.33

Construction Type
Concrete, Wood Siding

Roof

Shingle,Wood

Foundation

Poured Concrete

Cooling

None

Access to Property

Heating

Central, Mid Efficiency, Natural Gas

Direct Access, Gravel Lane, On Major

Traffic Route,Paved Road,Visual Exposure

Inclusions

Refrigerator, Built-in Dishwasher, Electric Stove, Microwave Oven, Washer, Electric Dryer, Built-in Vacuum

and Attachments, Golf Course

Equipment

Restrictions

Reports

None Known Information Package,Other Documents

Welcome to the Dark Horse Golf Course! This charming family-owned and operated golf course, located just south of Eckville on Hwy 766, is now available as a turnkey operation. Experience the thrill of teeing off against stunning vistas while navigating challenging holes on this nine-hole, par-36, 2,979-yard course, designed to cater to golfers of all skill levels. It's the perfect setting for families who love to spend quality time together on the greens. The property features a two-storey home built in 1903 in a beautifully landscaped setting. This home has numerous upgrades including a concrete foundation, siding, shingles, windows, and modern interior decor. There are 4 spacious bedrooms, 1.5 bathrooms, and an office equipped with a murphy bed. It also offers main floor laundry and a double-attached garage. The main floor encompasses 945 sq. ft., with an additional 813 sq. ft. on the second floor. In addition to the home, the property includes essential support structures such as three 10'x12' buildings for the golf course (counter shed, bathrooms, and storage), two 40-foot sea cans with an 18-foot connecting roof and a 12-foot lean-to. Also, a 20'x30' tarp-covered shed, a 15'x30' tarp-covered shed, and an 8'x8' storage shed. A 12'x24' greenhouse, a 10'x20' sauna with a wood-burning stove, and a 40-foot sea can with a 12'x40' lean-to used for animal shelter and tack room. Additionally, a 55'x180' outdoor riding arena is included. All necessary equipment to maintain the golf course including a licence to divert and use water from the creek is part of this incredible offering, making it not just a home, but a thriving business opportunity. Surface lease revenue of \$8,500 annually. Don't miss your chance to be your own boss in this enjoyable environment, serving a fun clientele while turning your passion for golf into a rewarding career!

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