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HOSPITALITY, HOTEL/MOTEL , MIXED, RECREATION FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location

Rural Clearwater County, Alberta

Listing ID:



29705



MLS ID:


A2200345

\$644,900



 **DEBRA KING**
 (403) 638-8499

 CIR Realty
 403-247-7770

 5 Boundary Boulevard , Rural Clearwater County , Alberta T0M0M0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

141

Business TypeHospitality,Hotel/Motel
,Mixed,Recreation**Zoning**

RF

Subdivision

Boundary

Nearest Town

Caroline

Building Type

Mixed Use,See Remarks

Year Built

1994

Structure Type

Hotel/Motel

Property Type

Commercial

Property Sub Type

Hotel/Motel

Legal Plan

8322789

Building Area (Sq. Ft.)

1502.00

Building Area (Sq. M.)

139.54

Heating

Forced Air,Natural Gas

Inclusionsdishwasher, stove(s) refrigerator,
washer, dryer, all window coverings in
house. All furniture, appliances and
linens in motel**Restrictions**Condo/Strata Approval,Subject To Final
Subdivision Approval**Reports**

Floor Plans,Title

Don't miss out on this amazing opportunity to LIVE, WORK, and PLAY in the heart of West Central Alberta! Located approximately 30 kms (17 minutes) directly west of Caroline. This unique package includes a lovely income generating home(lot 22)(2832 sq ft of living space), lot 23(90k value)and a popular, clean and comfortable 6 Unit lodge(lot 21) with the opportunity to purchase all unsold lots in part or as a whole package. These lots are always in high demand. Add a few cool "glamping" tents in the yard, and you can further maximize your income potential. There is also an opportunity for a salaried position as a site manager, if desired. Established in 1973, with the lodge being the only accommodation in the area, this much-loved former campground is nestled in the stunning and pristine David Thompson Country. It is the perfect home away from home for outdoor enthusiasts and adventure loving families, and is known by many to have the "best hunting and fly fishing in the world"! Situated right at the base of thousands of acres of crown land, you and your guests can quad right from your site! It is also terrific for sledding, mountain biking, hiking, and more. The opportunities are endless! Tay River Wilderness Resort is surrounded by views of the majestic Rocky Mountains, as well as countless beautiful lakes, rivers and waterfalls. Don't miss this chance to become a part of this wonderful wilderness community! Load up your family, your toys, and head west. Chances are you may never want to leave! If a business is all you are after the motel (6 rooms and a laundry room) it can be purchased separately for \$245,900 as it has its own title. The the house could sell with its own title for \$399,000 making this a GREAT family venture. Check out the video link!!

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