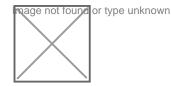


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10019 HIGHWAY 681 FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Saddle Hills County, Alberta

Listing ID:

30056 A2208123

MLS ID:

\$295,000



[△] LEAH MILLAR

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■ eXp Realty

403-262-7653

10019 Highway 681 , Rural Saddle Hills County , Alberta $\,$ T0H 3G0 $\,$

Transaction Type

For Sale

Zoning

Rural Commercial w/Access

Building Type

Commercial Mix, Mixed Use, Retail

Property Type

Commercial

Building Area (Sq. M.)

278.71

Cooling

Central Air, Full

Inclusions

N/A

Title

Fee Simple

Subdivision

NONE

Year Built

2000

Property Sub Type

Mixed Use

Roof

Asphalt Shingle, Metal

Heating

Boiler,Overhead Heater(s),Forced

Air, Hot Water, Natural Gas, Radiant

Restrictions
None Known

Days On Market

149

Nearest Town

Saddle Hills County

Structure Type

Mixed Use

Building Area (Sq. Ft.)

3000.00

Foundation

Block, Combination, Piling(s), Poured

Concrete, Wood

Access to Property

Paved Road

Reports

None

Commercial Opportunity with Character in the Heart of Savanna | 3.78 Acres | Mixed-Use Zoning | This is more than real estate—it's a turnkey opportunity with history, versatility, and serious upside. Once home to the local general store, café, and retail hub, this 3,000 sq ft commercial building is primed for your next venture. Whether you're dreaming of a live/work setup, launching a new business, or investing in the future of Savanna, this property has the bones, the land, and the location to make it happen. Already Equipped With: Retail space with boiler in-floor heat, air conditioning, and central controls. Open-concept commercial kitchen: Three sinks, hood range + fire suppression, Grill, pizza oven, deep fryer, heat tray, coolers, fridge, freezers, Warehouse with loading dock, overhead heater & large overhead door, Three bathrooms, office space, moveable front counter & intercom system, Huge 20x30 front deck built on 2x6 beams—ideal for summer patio vibes or retail overflow. The Specs: Zoning: Rural Commercial with Residential overlay = Live/Work potential. Utilities: 200 Amp underground power, Connected to community sewer (potential for free municipal water hook up), Dual water cisterns + optional dugout hookup, Gas, electricity, water & sewer also available for a future residence. RV Hookups with water/sewer/gas/power = Bonus income stream. The Land: 3.78 acres of wide gravel yard with heavy truck pull-through access, Two additional outbuildings with power—one with heat and concrete floor. Positioned right off Highway 681 with daily traffic from community mailboxes. Perfect For: General Store / Café / Convenience Stop, Liquor sales, groceries, hunting supplies—previously licensed! Truck stop, RV park, outfitter base, or rural co-working hub. Residential conversion for live/work lifestyle with vaulted ceilings and charm. Bonus: Additional 149-acre quarter section nearby also for sale—bundle both for a powerhouse package. Call to schedule a private viewing today!

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