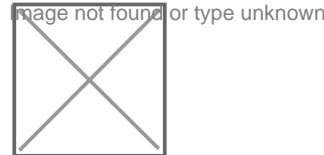


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## DELI/CATERING,HOSPITALITY,MIXED,PROFESSIONAL SERVICE,RECREATION FOR SALE



Businesses and Franchises for Sale > Business for Sale



**Location**  
Sylvan Lake, Alberta



**Listing ID:**  
30732


**MLS ID:**  
A2222165

**\$3,199,000**



 **JERRY RUSH**  
 (403) 352-6775

 Royal LePage Network Realty Corp.  
 403-887-2286

 39145 HWY 20 Highway , Sylvan Lake , Alberta T4S 1S6

**Transaction Type**

For Sale

**Transaction Type**

For Sale

**Title**

Fee Simple

**Title**

Fee Simple

**Days On Market**

76

**Days On Market**

96

**Business Name**Hilltop Wedding Center and Top o Hill  
Executive Golf**Business Type**Deli/Catering,Hospitality,Mixed,Professional  
Service,Recreation**Zoning**

C5- Commercial Recreation

**Zoning**

C5- Commercial Recreation

**Subdivision**

NONE

**Subdivision**

NONE

**Building Type**

See Remarks

**Building Type**

Home-Based,Mixed Use,See Remarks

**Year Built**

2000

**Year Built**

2000

**Structure Type**

Mixed Use

**Structure Type**

Sports and Recreation

**Property Type**

Commercial

**Property Type**

Commercial

**Property Sub Type**

Business

**Property Sub Type**

Business

**Legal Plan**

4977MC

**Legal Plan**

4977MC

**Building Area (Sq. Ft.)**

8816.00

**Building Area (Sq. Ft.)**

8816.00

**Building Area (Sq. M.)**

819.03

**Building Area (Sq. M.)**

819.03

**Lot Size (Sq. Ft.)**

871200

**Lot Size (Sq. Ft.)**

871200

**Lot Size (Acres)**

20.00

**Lot Size (Acres)**

20.00

**Roof**

Asphalt Shingle

**Roof**

Asphalt Shingle

**Foundation**

Poured Concrete

**Foundation**

Poured Concrete

**Cooling**

Central Air

**Cooling**

Central Air

**Heating**Baseboard,Electric,Forced Air,Natural  
Gas**Heating**Baseboard,Electric,Forced Air,Natural  
Gas**Lot Features**Landscaped,Many Trees,Near Golf  
Course,Near Shopping Center,Views,Yard  
Lights**Lot Features**Landscaped,Many Trees,Near Golf  
Course,Near Shopping  
Center,Views,Yard Lights**Commercial Amenities**Kitchen,Outside Storage,Parking-  
Extra,Yard Lights**Commercial Amenities**Kitchen,Outside Storage,Parking-  
Extra,Yard Lights**Access to Property**Accessible to Major Traffic  
Route,Direct Access**Access to Property**Accessible to Major Traffic Route,Direct  
Access**Inclusions**

All business assets as per separate list.

**Inclusions**All business assets as per separate  
list.**Restrictions**

None Known

**Restrictions**

None Known

**Reports**

Aerial Photos,Financial Statements

**Reports**

Aerial Photos,Financial Statements

Set on 20 BEAUTIFUL MANICURED ACRES with sweeping lake views and glimpses of the mountains, this remarkable property blends lifestyle and revenue potential in a truly unmatched location. Formerly a public 9-hole executive golf course, the land has been carefully maintained and reimagined as HILLTOP WEDDING CENTER, a thriving private event venue with established income and room to grow. The grounds feature a fully manicured 9-hole PAR 3 GOLF COURSE, mature trees, and open lawns, ideal for both recreational use and private functions. The heart of the business is the impressive 60ft x 75 ft clear span event tent, which accommodates up to 200 GUESTS and sits adjacent to multiple service buildings, including a well-equipped CATERING KITCHEN, a DEDICATED BRIDAL SUITE/SPA, and large fully renovated washrooms. The private 946 sf Bridal Party Suite/Spa building is setup for the changing area for the bridal party and has magnificent views of the golf course , lake, and mountains. The 2 STOREY 4-bedroom, 4-bathroom main residence was built in 2000 and offers over 4,000 sq ft of living space, with generous open-concept living areas and an attached garage, ideal for an owner-operator or rental suite potential. Additional site features include 2 LARGE SHOP buildings, multiple sea cans, smaller storage sheds, and ample on-site parking. Whether continuing as a wedding and event venue, reintroducing public golf access, or exploring other commercial ventures, this property offers outstanding versatility, revenue potential and REDEVELOPMENT POTENTIAL.. (Square footage 8816 includes above ground totals of House, Bridal spa, Cook house and Event Tent). For more details Google the name . Appraisal, Financials and pro forma available with signed NDA.

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