

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.

39145 HWY 20 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Sylvan Lake, Alberta


Listing ID:
30732


MLS ID:
A2222165

\$3,399,800



 **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	Title Fee Simple	Days On Market 4
Zoning C5- Commercial Recreation	Subdivision NONE	Building Type See Remarks
Year Built 2000	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Business	Legal Plan 4977MC	Building Area (Sq. Ft.) 9130.00
Building Area (Sq. M.) 848.20	Heating Baseboard,Electric,Forced Air,Natural Gas	Inclusions All business assets as per separate list.
Restrictions None Known	Reports Aerial Photos,Financial Statements	

20 BEAUTIFUL ACRES OVERLOOKING SYLVAN LAKE with MOUNTAIN VIEWS. This former public executive 9 hole golf course (30+ years) was transformed into the HILL TOP WEDDING CENTER 6 years ago. The golf course has been kept up and used for private functions. It still has potential for a great golf fee income due to the upswing of golf recreation increasing . The wedding center has a very healthy net income with the potential of doubling by reinstating the golf side of the business. Financials and Proforma available on request with signed NDA. The magnificent 2 story home on the property built in 2000 has views that would move an artist to tears. Total livable house space is over 4000 sf which also has great rental income potential. There a multiple buildings included. The 3 season main event facility is 4500 sf. The Bridal Suite is a separate building with fantastic inspiring views as well. This property and business brings joy to all who spend time here!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.