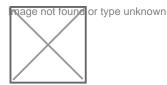


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

39145 HWY 20 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationSylvan Lake, Alberta

Listing ID: 30732

MLS ID: A2222165

\$3,399,800



△ JERRY RUSH

(403) 352-6775

 $\begin{tabular}{ll} \hline \blacksquare \\ \hline & Royal Lepage Network Realty Corp. \\ \hline \end{tabular}$

403-887-2286

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

Transaction Type

For Sale

TitleFee 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

Reports

None Known 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!

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