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3710022 RANGE ROAD 6-1 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Clearwater County, Alberta



Listing ID:
30876


MLS ID:
A2227874

\$1,150,000



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 3710022 Range Road 6-1 , Rural Clearwater County , Alberta T0M 0M0

Transaction Type For Sale	Zoning ZONED AG & RF	Subdivision NONE
Nearest Town Caroline	Building Type Commercial Mix	Year Built 1960
Structure Type Other	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 2364.25	Building Area (Sq. M.) 219.64	Lot Size (Sq. Ft.) 6779678
Lot Size (Acres) 155.64	Cooling None	Heating Natural Gas
Inclusions LIST TO BE SUPPLIED	Restrictions See Remarks	Reports Other Documents

Invest in a Lifestyle and a Legacy... The Caroline & District Golf Course presents a rare opportunity to own and operate a beloved 18-hole golf course nestled in the heart of Alberta's breathtaking West Country. Located just minutes north of Caroline and a short drive from Rocky Mountain House and Red Deer, this property is ideally positioned to attract both local and tourist traffic throughout the golf season. This is a par-70 course that stretches 5,679 yards on 155 acres and is known for its relaxed atmosphere and challenging layout. Supporting the course is a spacious clubhouse (2364.25 sqft) featuring a licensed restaurant and lounge, perfect for hosting tournaments, private events, or casual dining. The property also includes 11 serviced camping stalls (power/eater), providing convenient accommodations for overnight guests and traveling golfers. There is a sani-dump onsite for guest convenience. Additionally, there is an older 2-storey 1445.75 sqft house with living quarters that offers flexibility for staff housing or potential rental income. Property is not on municipal sewer/water; there is a septic system and 2 drilled wells. Whether you're a golf enthusiast, savvy investor, or entrepreneur seeking to create a destination retreat, the Caroline & District Golf Course offers exceptional potential for both return on investment and a rewarding lifestyle.

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