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## 5430 51A STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Bashaw, Alberta

**Listing ID:**  
31770

**MLS ID:**  
A2247537

**\$1,185,000**



 **ANGELA FULLER**  
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 MaxWell Capital Realty  
 403-282-7770

 5430 51A Street , Bashaw , Alberta T0B 0H0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	164
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
999999	NONE	Institutional,See Remarks,Walk-up
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1966	Hotel/Motel	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	2533NY	15048.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
1397.99	208216	4.78
<b>Construction Type</b>	<b>Roof</b>	<b>Foundation</b>
Stucco	Metal,Tar/Gravel	Poured Concrete,Slab
<b>Heating</b>	<b>Lot Features</b>	<b>Access to Property</b>
Baseboard,Boiler,Forced Air,Natural Gas	Backs on to Park/Green Space,Landscaped,Many Trees,Private,Treed	Paved Road
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
All kitchen equipment, all furniture, (including beds, office furniture) see remarks	Utility Right Of Way	Other Documents,Property Disclosure

SELLER IS MOTIVATED! Are you looking for a business that has everything already set up for you?? Bashaw is located in Camrose County an hour from Red Deer or 90 minutes from Edmonton. This FULLY furnished TURN-KEY property is on 4.78 acres with numerous renovations over the years including: new furniture, new paint inside and out, new fire panel and upgrades to the boiler system. Not only could this property be used for weddings; it is also already approved to be set up as a retreat/conference venue. The site features 35 guest rooms each w/ their own private 1/2 baths, 2 guest rooms with full private baths, along w/ 4 separate shower rooms, a commercial kitchen, a large dining & meeting area, a boardroom, 6-10 un-serviced RV spots, 4.78 acres surrounded by trees. walking trails in the treed area and open area for tent/outdoor weddings & heated 24 x 26 double detached garage. Seller will also consider a lease at \$8900/month triple net for the 1st 2 years. Call your favorite realtor for more information and to view!

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