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## 5000 45 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Fort Vermilion, Alberta

**Listing ID:**  
32476

**MLS ID:**  
A2262604

**\$549,000**



👤 **EVA KRAHN-RICHMOND**  
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📍 **5000 45 Street , Fort Vermilion , Alberta T0H 1N0**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	127	Rec2
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
NONE	1900	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	FortVer
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
2149.00	199.65	2233321
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
51.27	N/A	None Known
<b>Reports</b>		
None		

Discover your opportunity to own a remarkable golf course property nestled in the scenic landscape of one of the oldest community in MacKenzie County, Alberta. There is so much history in this quaint settlement, perhaps you've been wanting to recreate the rich history of fur trading and create a tourist attraction ,with trading posts and old structures ,finishing the day with offering a sunset boat cruise. This unique recreational facility presents an exceptional investment opportunity for golf enthusiasts, developers, or entrepreneurs looking to enter the hospitality and recreation industry. The expansive lot size provides endless possibilities for development, whether you envision its current golf course operations, expanding recreational amenities, or exploring alternative uses. The rolling terrain and natural beauty of the northern Alberta landscape create an ideal setting for outdoor recreation and leisure activities. The area's natural beauty attracts outdoor enthusiasts year-round, creating potential for diverse recreational programming. Whether you're considering reopening the golf operations, developing a multi-use recreational facility, or exploring other commercial ventures, this property offers the space and flexibility to bring your vision to life. The combination of substantial acreage, established infrastructure, and prime location creates an exceptional opportunity for the discerning buyer ready to invest in northern Alberta's recreational landscape.

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