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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**
 (780) 841-5879

 RE/MAX Grande Prairie
 780-538-4747

 5000 45 Street , Fort Vermilion , Alberta T0H 1N0

Transaction Type

For Sale

Days On Market

127

Zoning

Rec2

Subdivision

NONE

Year Built

1900

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

FortVer

Building Area (Sq. Ft.)

2149.00

Building Area (Sq. M.)

199.65

Lot Size (Sq. Ft.)

2233321

Lot Size (Acres)

51.27

Inclusions

N/A

Restrictions

None Known

Reports

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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