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OTHER FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Rural Lacombe County, Alberta



Listing ID:
32851


MLS ID:
A2270438

\$1,750,000



 **GEORGE JOHANSON**
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 39212A, Highway 766 Highway , Rural Lacombe County , Alberta T0M 0X0

Transaction Type For Sale	Title Fee Simple	Days On Market 143
Business Name Dark Horse Golf Course	Business Type Other	Zoning AG
Subdivision NONE	Nearest Town Eckville	Building Type Home-Based,See Remarks
Year Built 1903	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1758.00	Building Area (Sq. M.) 163.32
Lot Size (Sq. Ft.) 3847654	Lot Size (Acres) 88.33	Construction Type Concrete,Wood Siding
Roof Shingle,Wood	Foundation Poured Concrete	Cooling None
Heating Central,Mid Efficiency,Natural Gas	Access to Property Direct Access,Gravel Lane,On Major Traffic Route,Paved Road,Visual Exposure	Inclusions Refrigerator, Built-in Dishwasher, Electric Stove, Microwave Oven, Washer, Electric Dryer, Built-in Vacuum and Attachments, Golf Course Equipment
Restrictions None Known	Reports Other Documents,Title	

Welcome to the Dark Horse Golf Course! This charming family-owned and operated golf course, located just south of Eckville on Hwy 766, is now available as a turnkey operation. Experience the thrill of teeing off against stunning vistas while navigating challenging holes on this nine-hole, par-36, 2,979-yard course, designed to cater to golfers of all skill levels. It's the perfect setting for families who love to spend quality time together on the greens. The property features a two-storey home built in 1903 in a beautifully landscaped setting. This home has numerous upgrades including a concrete foundation, siding, shingles, windows, and modern interior decor. There are 4 spacious bedrooms, 1.5 bathrooms, and an office equipped with a murphy bed. It also offers main floor laundry and a double-attached garage. The main floor encompasses 945 sq. ft., with an additional 813 sq. ft. on the second floor. In addition to the home, the property includes essential support structures such as three 10'x12' buildings for the golf course (counter shed, bathrooms, and storage), two 40-foot sea cans with an 18-foot connecting roof and a 12-foot lean-to. Also, a 20'x30' tarp-covered shed, a 15'x30' tarp-covered shed, and an 8'x8' storage shed. A 12'x24' greenhouse, a 10'x20' sauna with a wood-burning stove, and a 40-foot sea can with a 12'x40' lean-to used for animal shelter and tack room. Additionally, a 55'x180' outdoor riding arena is included. All necessary equipment to maintain the golf course including a licence to divert and use water from the creek is part of this incredible offering, making it not just a home, but a thriving business opportunity. Surface lease revenue of \$8,500 annually. Don't miss your chance to be your own boss in this enjoyable environment, serving a fun clientele while turning your passion for golf into a rewarding career!

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