

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 292138 HWY 838 FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Drumheller, Alberta



**Listing ID:**  
34038


**MLS ID:**  
A2286842

**\$1,190,000**



 **JONATHAN DAVID**  
 (877) 709-0027

 PG Direct Realty Ltd.  
 1-877-709-0027

 292138 HWY 838 , Drumheller , Alberta T0J 0Y7

**Transaction Type**

For Sale

**Days On Market**

64

**Zoning**

RCI

**Subdivision**

NONE

**Nearest Town**

Drumheller

**Year Built**

1996

**Structure Type**

Sports and Recreation

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

1211611

**Building Area (Sq. Ft.)**

2800.00

**Building Area (Sq. M.)**

260.13

**Inclusions**

In the Shop: mig-welder , press and assortment of tools, 19 go carts, 18 hole mini golf course, 4 person euro bungie ride, picknick tables -38 tables in total. 2010 29' zinger RV with addition (sleeps up to 8 people). Staff room microwave and fridge

**Restrictions**

Easement Registered On Title,See Remarks,Utility Right Of Way

**Reports**

Other Documents

Visit REALTOR® website for additional information. Cactus Coulee Fun Park - 9.94 Acres of Fun & Income! Turnkey family attraction with endless potential! Features include a 1/3 mile go-kart track with 19 go-karts, 18-hole mini golf course, 4-person Euro Bungie, and 38 picnic tables for events. A 2,800 sq ft main building houses a concession, shop, public washrooms with showers, plus staff room & staff bathrooms. Also included: a 24-site campground (power to all, 11 with water), dump station with large septic & freshwater tanks, two above-ground tanks, public bathrooms, and WiFi tower. Extras: 2010 Zinger RV with addition (sleeps 8), tools, MIG welder, 2 lawn tractors, and a 500-gallon fuel tank. There are multiple income streams-attractions, camping, group events, concessions-with room to expand. This is your chance to own a destination business and lifestyle property!. Operating income from previous results, \$200,000. Build your dream home (county approval required) overlooking the Red Deer River. Share Sale.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.