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5 S AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Magrath, Alberta



Listing ID:
34612


MLS ID:
A2296821

\$1,490,000



 **GEMMA LEE**
 (604) 379-5210

 First Place Realty
 403-547-8401

 5 S Avenue , Magrath , Alberta T0K 1J0

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning I/R	Subdivision NONE	Year Built 1988
Structure Type Sports and Recreation	Property Type Commercial	Property Sub Type Business
Legal Plan 3985J	Building Area (Sq. Ft.) 5000.00	Building Area (Sq. M.) 464.51
Inclusions Contact Agent	Restrictions None Known	Reports Call Lister

Excellent opportunity to own a 4.8-acre RV park and campground in Southern Alberta, conveniently located just 15 minutes south of Lethbridge. The property offers prime access to popular destinations, including Waterton Lakes National Park (1 hour away), St. Mary Reservoir (15 minutes), and Jensen Dam (20 minutes). The Canada–U.S. border is only 30 minutes away, making it highly attractive for both local and international travelers. The property features 45 RV sites, 14 tent sites, and 3 cabins, along with a hall accommodating up to 100 guests, office space, storage, and a residential home with 4 bedrooms and 2 bathrooms. Airbnb operation is possible, providing additional income potential. Currently operating approximately 6 months per year, this easy to manage business offers significant upside for extended seasonal or year round operations. The owner resides on site, ensuring efficient management. A fantastic investment with strong growth potential.

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