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## MIXED FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Valleyview, Alberta



**Listing ID:**  
35470


**MLS ID:**  
A2315853

**\$995,000**



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 4810 50 Avenue , Valleyview , Alberta T0H 3N0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Business Name</b> The New Olde Country Inn
<b>Business Type</b> Mixed	<b>Zoning</b> CD	<b>Subdivision</b> NONE
<b>Building Type</b> Mixed Use	<b>Year Built</b> 2005	<b>Structure Type</b> Multi Unit
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 6877KS
<b>Building Area (Sq. Ft.)</b> 5838.00	<b>Building Area (Sq. M.)</b> 542.36	<b>Lot Size (Sq. Ft.)</b> 33080
<b>Lot Size (Acres)</b> 0.76	<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> Slab	<b>Electric</b> 200 Amp Service	<b>Heating</b> In Floor,Forced Air,Natural Gas
<b>Lot Features</b> Back Lane,Corner Lot	<b>Commercial Amenities</b> Exhaust Fan(s),Kitchen,Storefront	<b>Inclusions</b> All furnishings, fixtures, equipment, decor and items relating to the underlying business to remain (i.e. kitchen smallware, linen, etc.); with the exclusion of some personal and keepsake decor items (list can be provided of personal items to be removed).
<b>Restrictions</b> None Known	<b>Reports</b> Floor Plans	

A grand income property with unlimited potential and pure Olde Country charm! Discover a rare, multi-stream revenue generator designed for the visionary entrepreneur. The main building was built in 2005 but has a timeless Bavarian identity. This unique commercial property perfectly blends stable residential income with a commercial business opportunity which has been assembled and is truly ready to go. With its exceptional location along 50th Avenue, it has long been a feature property within the heart of the downtown area within the Town of Valleyview. The property additionally features so many benefits including a 912 sq.ft. detached residence which means you can live where you work or you can continue to use it as another source of income. The potential for revenue generation doesn't end with the buildings. A mini-golf course was developed on one of the three lots, and the other lot is vacant and could be used for business expansion, redevelopment or resale. This property offers multiple income streams, including rental income available from day one. You could then expand and bring back to life the iconic Bavarian themed restaurant, or you could completely reinvent the property to match your creative vision. Whatever you decide bring your imagination and create a new future for this completely unique and landmark property today!

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