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BED & BREAKFAST FOR SALE



Businesses and Franchises for Sale > Business for Sale

Location

Rural Clearwater County, Alberta

Listing ID:



18550



MLS ID:


A2025901

\$1,350,000



 **KIMBERLY MCDONALD**
 (403) 846-6654

 RE/MAX real estate central alberta - RMH
 403-844-3030

 Rural Clearwater County , Alberta

Transaction Type

For Sale

Title

Leasehold

Days On Market

248

Year Built

1999

Business Type

Bed & Breakfast

Zoning

WL - Whitegoat Lakes Land

Nearest Town

Nordegg

Building Type

Free-Standing,Home-Based

Year Built

1999

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

6775.24

Building Area (Sq. M.)

629.44

Lot Size (Sq. Ft.)

1285020

Lot Size (Acres)

29.50

Construction Type

See Remarks

Roof

Metal,Other,Shingle

Foundation

Poured Concrete,See Remarks

Electric

Photovoltaics Seller Owned

Cooling

None

Heating

Combination,Propane,Solar,Wood

Lot FeaturesBrush,Environmental Reserve,Many
Trees**Commercial Amenities**

Boardroom

Access to Property

Direct Access

Inclusions

List to be provided by seller

RestrictionsCall Lister,Development
Restriction,Environmental
Restriction,Nature Conservancy**Reports**Aerial Photos,Information
Package,Leases,RPR,Water Report**Heating**

Combination,Propane,Solar,Wood

Rocky Mountain Eco-Lodge For Sale situated on Alberta government lease land (a 25-year term with a renewal option). A unique, award-winning eco-tourism lodge that provides the perfect setting for an extended, yet comfortable, wilderness retreat. Ideal for individual travelers, couples, and small special interest groups. This property is ideally located to receive local guests from Central Alberta as well as international visitors who are exploring the Mountain National Parks (Banff and Jasper). As an eco-tourism facility, the property is completely off-grid but is serviced with all the necessary utilities for its operation. The water supply is a 260' deep well on-site with a 300gl intermediate storage tank and two pressure pumps for distribution. The septic system is a biological system comprising a 7,000 gl four-chamber septic tank, sand-filter, and infiltrator system. Communications are via a telephone landline and satellite internet. Power is derived primarily from a 6kw photovoltaic array on the utility building, stored in a battery bank and supplied by three 3.5kW inverters, and backed up by a 12-kw propane generator. Propane from a 1,000 gl tank is used for power back-up, cooking, heating / hot water (in addition to solar and wood heating), and fridges in the self-contained units. The main lodge is a 2-story building with a full basement. In addition to the main lodge, there is a duplex cabin and a utility building with a garage and a private studio suite. The main lodge incorporates a main entrance, kitchen, library, sitting room, and dining area with access to a sunroom and deck. There is a barrier-free guest room with an ensuite on the main level as well as the office and reception area and a private primary bedroom tucked behind the office with an ensuite bathroom. The upper floor offers 5 guest rooms each with an ensuite bathroom, and a laundry room (could be a 6th bedroom) there is a common sitting area on the upper floor. The basement includes 10' ceilings a rec/board room, and ample storage this area is not finished and can be completed to suit your needs. The duplex cabin is 924 sqft with 2 separate rental units each including a bathroom, kitchen, sleeping zone, and a sitting/dining area. Wood heat and hydronic in floor heat. The Utility building hosts a garage and technical room with a larger rental unit on the upper floor. This property is a rare opportunity to live and work in one of the most majestic areas of Alberta.

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