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11415 RANGE ROAD 61 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Cypress County, Alberta



Listing ID:
19241

MLS ID:
A2030004

\$1,350,000



 **ELIZABETH MCNALLY**
 (403) 581-5100

 **REAL BROKER**
 855-623-6900

 11415 Range Road 61 , Rural Cypress County , Alberta T1B 0K7

Transaction Type

For Sale

Days On Market

423

Year Built

1992

Lot Size (Acres)

37.52

Zoning

A2, Agriculture

Subdivision

NONE

Nearest Town

Medicine Hat

Structure Type

Other

Property Type

Commercial

Property Sub Type

Business

Building Area (Sq. Ft.)

1260.00

Building Area (Sq. M.)

117.06

Lot Size (Sq. Ft.)

1634371

Inclusions

See attached addendum

Restrictions

None Known

Reports

Floor Plans

This is a once-in-a-lifetime opportunity! Country Mouse Tree Farm, U-Cut Christmas Trees & Landscaping, has been lovingly established becoming a fixture in our community; after years of continued growth, the current owners are ready to pass it on to someone to carry on the tradition. 37 acres just south of Medicine hat, featuring a beautifully updated home which enjoys modern finishes such as a gorgeous and generous cape cod inspired entrance to collect all your guests. There is an Outside is a 38x26 heated triple car garage with its own 2 pc bathroom, landscaped yard with BBQ area, and outdoor kitchen this is a beautiful spot to entertain. And if you really want to get your entertainment going head out to the Saloon for some fun! This powered shed with bar, outdoor fridge and kitchen area is the perfect place to dance away the night! This is such a special property; it doesn't stop there... the new 40x 60 heated shop with 16' walls is basically what shop dreams are made of! There are simply too many features to get into one write-up, but notable are water rights SMRID, and Westside Water Co-op, brand new pivot included (GST applies), and let's not forget 10 years of continued growth and opportunity created and ready to be passed on! If you're looking for a career shift or interested in adding something into the mix this is a wonderful opportunity to buy into an established business with so much to offer!

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