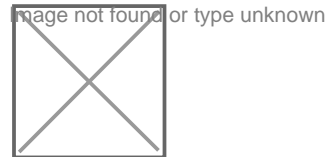


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## ARTS AND ENTERTAINMENT,BED & BREAKFAST,DELI/CATERING,FOOD & BEVERAGE ,HOSPITALITY,MIXED,MOBILE/TRAILER PARK ,OTHER,RECREATION ,RESIDENTIAL ,RESTAURANT ,RETAIL FOR SALE



Businesses and Franchises for Sale > Business for Sale

**Location**  
Hill Spring, Alberta



**Listing ID:**  
19783


**MLS ID:**  
A2000531

**\$1,799,000**



 **MICHELLE GREYSEN**  
 (403) 360-8226

 CIR REALTY  
 403-291-4440

 45056 Range Road 275 , Hill Spring , Alberta T0K 1E0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 601
<b>Business Name</b> The Great Canadian Barn Dance	<b>Business Type</b> Arts and Entertainment, Bed & Breakfast, Deli/Catering, Food & Beverage, Hospitality, Mixed, Mobile/Trailer Park, Other, Recreation, Residential, Restaurant, Retail	<b>Zoning</b> agriculture, small busine
<b>Subdivision</b> NONE	<b>Nearest Town</b> Glenwood	<b>Building Type</b> See Remarks
<b>Structure Type</b> Other	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 9412212	<b>Building Area (Sq. Ft.)</b> 10000.00	<b>Building Area (Sq. M.)</b> 929.02
<b>Lot Size (Sq. Ft.)</b> 1850864	<b>Lot Size (Acres)</b> 42.49	<b>Construction Type</b> Mixed
<b>Roof</b> Metal	<b>Heating</b> Natural Gas	<b>Lot Features</b> Farm, Irregular Lot, Landscaped, Other, Views
<b>Access to Property</b> Paved Road, See Remarks	<b>Inclusions</b> to be determined at time of offer	<b>Restrictions</b> None Known
<b>Reports</b> RPR		

First time offered a rare opportunity to own one of Canada's greatest southern Alberta attractions, The GREAT CANADIAN BARN DANCE. Located in Cardston County near the village of Hillspring, midway from Lethbridge to the Crowsnest Pass/Waterton Park area in the foothills of the Rockies. The area is rich in agriculture, lakes, reservoirs, wildlife, camping, hunting, fishing, skiing and more. This multi facility lake property includes not only the picturesque mountain view property but all the facilities and residences with potential to expand and continue the legacy of this iconic property and unique business. This over 40 acre piece of paradise on the southern prairie has it all – multi residences (B&B, VRBO/Air BnB potential), barn dance / corporate rental facility with full dining and catering facility, campground and RV park / season rental / lake recreation at this full family resort. Long house cook outs, firepits, laundry and shower house, patios, picnic area, a swimming area, playgrounds, bandstand and more! This property is home to endless outdoor fun! During the covid provincial restrictions on the Barn Dance entertainment experience the over 80+ serviced stalls campground in the 2021/22+ years were very quickly 100% sold out as seasonal rentals and a solid revenue years ahead secured. Offering is for all the land (agriculture, residential & business zoned), buildings, equipment and all the business which forms the going concern operations. An ideal hands-on established family business in a rural setting but equally ideal for a passive income investor as the current long term owners are willing to stay on as resident managers if desired. Check out the fun video attached about the BARN DANCE experience. Call your realtor and book your showing tour today!

**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](#).

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