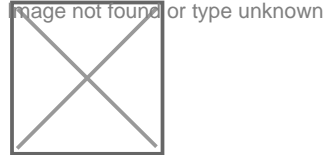


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

255070 HIGHWAY 49 BIRCH HILLS COUNTY FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Eggleham, Alberta


Listing ID:
22471


MLS ID:
A2083957

\$385,000



 **RENE MAZO**
 (780) 539-2121

 Century 21 Grande Prairie Realty Inc.
 780-539-2121

 255070 Highway 49 Birch Hills County , Eggleham , Alberta T0H 1H0

Transaction Type For Sale	Title Fee Simple	Days On Market 302
Zoning Comm	Subdivision NONE	Year Built 1958
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Legal Plan 9822135	Building Area (Sq. Ft.) 2576.00	Building Area (Sq. M.) 239.32

Inclusions

Fridge x 2, Stove, wall oven , prep table, deep fryer, chest freezers x 2, soup kettle, stand up freezers x 3, ice machine, slush machine, commercial dishwasher (leased) , dining room tables x 6 , chairs x 24

Restrictions

None Known

Reports

None

Check out the COUNTRY CHARM CORNER STORE. A restaurant and convenience store on HWY 49 just south of Eaglesham. Located on 10.87 acres with an owner suite upstairs with 3 bedrooms , a large 4 piece bathroom, and living room. Main floor features a dining area, store (including liquor sales) 2 bathrooms, and a large kitchen with all the appliances to run the restaurant. Located minutes from the Lakeside Golf & Country Club (Eaglesham AB.) Great opportunity to be your own BOSS. Endless opportunities on this large parcel . Maybe a small campsite rental, greenhouse, or RV storage.

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