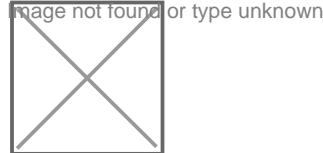


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 255070 HIGHWAY 49 BIRCH HILLS COUNTY FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Eglesham, 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 , Eglesham , Alberta T0H 1H0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 207
<b>Zoning</b> Comm	<b>Subdivision</b> NONE	<b>Year Built</b> 1958
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Legal Plan</b> 9822135	<b>Building Area (Sq. Ft.)</b> 2576.00	<b>Building Area (Sq. M.)</b> 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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