

# \$385,000 - 255070 Highway 49 Birch Hills County, Eaglesham

MLS® #A2083957

**\$385,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Eaglesham, Alberta

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.

Built in 1958

## Essential Information

MLS® #	A2083957
Price	\$385,000
Bathrooms	0.00
Acres	0.00
Year Built	1958
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	255070 Highway 49 Birch Hills County
Subdivision	NONE



City	Eaglesham
County	Birch Hills County
Province	Alberta
Postal Code	T0H 1H0

### **Additional Information**

Date Listed	September 27th, 2023
Days on Market	701
Zoning	Comm

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
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