\$280,000 - 4 Newell County 4 Ab T0j 2k0, Patricia

MLS® #A2151041

\$280,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

NONE, Patricia, Alberta

GREAT LOCATION, this property is minutes away to Dinosaur Park, the UNESCO World Heritage Site: COMMERCIAL, RESIDENTIAL PROPERTY WITH LAND. Great Investment and COMMERCIAL Property approx 2800 SF on 3.67 Acers of Land inclding House (Approx. 1500 sf)at the CORNER of Pr130 and HIGHWAY 544 previously known as DINOSOUR COUNTRY STORE (According to seller, before there was Gas station, Convenience store, restaurant Aand other services). Property have huge potential for future buyer to setup businesses like RV parking, Room rentals or other with permission from Nowell county. The property consists of a convenience store, liquor store, gas bar and a campground with 10 fully serviced sites. A licensed cafe was just added to the mix of offerings this year. Also included is a 3 bedroom 16'x18' modular home (built in 1996) that allows for easy management of the business. The COMMERCIAL Property and home is situated on 3.69 acres of land in Patricia, a hamlet in Southern Alberta, Newell County just 20 kms. northeast of Hwy. 1. Newell County area the richest ranching, irrigated agriculture prodction, oil and gas tourist, recreation, , and scenic regions in Alberta. Once setup it may be a profitable tourist centre and popular destination site for Locals around. Data used for Listing is approximate. Property with Land is Sold As is, where is by seller. Call Realtor for showing.



Essential Information

MLS® # A2151041

Price \$280,000

Bathrooms 0.00

Acres 0.00

Year Built 1987

Type Commercial

Sub-Type Mixed Use

Status Active

Community Information

Address 4 Newell County 4 Ab T0j 2k(

Subdivision NONE

City Patricia

County Newell, County of

Province Alberta
Postal Code T0J 2K0

Additional Information

Date Listed July 19th, 2024

Days on Market 456

Zoning Business Rural District

Listing Details

Listing Office Five Star Realty

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