



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39145 HWY 20 Highway
Sylvan Lake, Alberta

MLS # A2222165



\$3,399,800

Division:	NONE
Type:	Business
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	9,130 sq.ft.
Zoning:	C5- Commercial Recreation

Heating:	Baseboard, Electric, Forced Air, Natural Gas
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	All business assets as per separate list.

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

20 BEAUTIFUL ACRES OVERLOOKING SYLVAN LAKE with MOUNTAIN VIEWS. This former public executive 9 hole golf course (30+ years) was transformed into the HILL TOP WEDDING CENTER 6 years ago. The golf course has been kept up and used for private functions. It still has potential for a great golf fee income due to the upswing of golf recreation increasing. The wedding center has a very healthy net income with the potential of doubling by reinstating the golf side of the business. Financials and Proforma available on request with signed NDA. The magnificent 2 story home on the property built in 2000 has views that would move an artist to tears. Total livable house space is over 4000 sf which also has great rental income potential. There are multiple buildings included. The 3 season main event facility is 4500 sf. The Bridal Suite is a separate building with fantastic inspiring views as well. This property and business brings joy to all who spend time here!