



GRASSROOTS
REALTY GROUP

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

39145 HWY 20 Highway
Sylvan Lake, Alberta

MLS # A2222165



\$3,200,000

Division:	NONE
Type:	Business
Bus. Type:	Deli/Catering,Hospitality,Mixed,Professional Service,Recreation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	Hilltop Wedding Center and Top o Hill Executive Golf
Size:	8,816 sq.ft.
Zoning:	C5- Commercial Recreation

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	20.00 Acres
Sewer:	-	Lot Feat:	Landscaped, Many Trees, Near Golf Course, Near Shopping
Inclusions:	All business assets as per separate list.		

LIVE HERE ... WORK HERE. Set on 20 BEAUTIFUL MANICURED ACRES with sweeping lake views with the Rocky Mountains in the far background, this remarkable property blends lifestyle (open May long to late Sept) and revenue potential in a truly unmatched location. Formerly a public 9-hole executive golf course, the land has been carefully maintained and reimagined as HILLTOP WEDDING CENTER, a thriving private event venue with established income and room to grow. The grounds feature a fully manicured MATURE (40+ years) 9-hole PAR 3 GOLF COURSE, mature trees, and open lawns, ideal for both recreational use and private functions. The heart of the business is the impressive 60ft x 75 ft Premium quality clear span event tent, which accommodates up to 225 GUESTS and sits adjacent to multiple service buildings, including a well-equipped CATERING KITCHEN, a DEDICATED BRIDAL SUITE/SPA, and large fully renovated washrooms. The private 946 sf Bridal Party Suite/Spa building is setup for the changing prep area for the bridal party attached to Rehearsal dining area and has magnificent views of the golf course, lake, and mountains. The 2 STOREY 4-bedroom, 4-bathroom main residence was built in 2000 and offers over 3,000 sq ft of living space, with generous open-concept living areas and an attached garage, ideal for an owner-operator or rental suite potential. Additional site features include 2 LARGE SHOP buildings, multiple sea cans, smaller storage sheds, and ample on-site parking. Possibilities to expand include: continue as a wedding and event venue, reintroducing public golf access, or exploring other commercial ventures, this property offers outstanding versatility, revenue potential and REDEVELOPMENT POTENTIAL with valuable RECREATIONAL COUNTY ZONED. (Square footage 8816 includes above ground totals

of House, Bridal spa, Cook house and Event Tent). For more details Google the name . Appraisal, Financials and pro forma available with signed NDA.