



GRASSROOTS
REALTY GROUP

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**5430 51A Street
Bashaw, Alberta**

MLS # A2247537



\$1,385,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	15,048 sq.ft.
Zoning:	999999

Heating:	Baseboard, Boiler, Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal, Tar/Gravel	Utilities:	-
Exterior:	Stucco	Parking:	-
Water:	-	Lot Size:	4.78 Acres
Sewer:	-	Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees
Inclusions:	All kitchen equipment, all furniture, (including beds, office furniture) see remarks		

Are you looking for a business that has everything already set up for you?? Bashaw is located in Camrose County an hour from Red Deer or 90 minutes from Edmonton. This FULLY furnished TURN-KEY property is on 4.78 acres with numerous renovations over the years including: new furniture, new paint inside and out, new fire panel and upgrades to the boiler system. Not only could this property be used for weddings; it is also already approved to be set up as a retreat/conference venue. The site features 35 guest rooms each w/ their own private 1/2 baths, 2 guest rooms with full private baths, along w/ 4 separate shower rooms, a commercial kitchen, a large dining & meeting area, a boardroom, 6-10 un-serviced RV spots, 4.78 acres surrounded by trees. walking trails in the treed area and open area for tent/outdoor weddings & heated 24 x 26 double detached garage. Seller will also consider a lease at \$8900/month triple net for the 1st 2 years. Call your favorite realtor for more information and to view!