



GRASSROOTS
REALTY GROUP

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

**5430 51A Street
Bashaw, Alberta**

MLS # A2247537



\$1,185,000

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		

SENIORS COMPLEX 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 or vendor financing. Call your favorite realtor for more information and to view!