



**GRASSROOTS**  
REALTY GROUP

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292138 HWY 838  
Drumheller, Alberta

MLS # A2286842



**\$1,190,000**

Division: NONE

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,800 sq.ft.

Zoning: RCI

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

**Inclusions:** In the Shop: mig-welder , press and assortment of tools, 19 go carts, 18 hole mini golf course, 4 person euro bungie ride, picnic tables -38 tables in total. 2010 29' zinger RV with addition (sleeps up to 8 people). Staff room microwave and fridge

Visit REALTOR® website for additional information. Cactus Coulee Fun Park - 9.94 Acres of Fun & Income! Turnkey family attraction with endless potential! Features include a 1/3 mile go-kart track with 19 go-karts, 18-hole mini golf course, 4-person Euro Bungie, and 38 picnic tables for events. A 2,800 sq ft main building houses a concession, shop, public washrooms with showers, plus staff room & staff bathrooms. Also included: a 24-site campground (power to all, 11 with water), dump station with large septic & freshwater tanks, two above-ground tanks, public bathrooms, and WiFi tower. Extras: 2010 Zinger RV with addition (sleeps 8), tools, MIG welder, 2 lawn tractors, and a 500-gallon fuel tank. There are multiple income streams-attractions, camping, group events, concessions-with room to expand. This is your chance to own a destination business and lifestyle property!. Operating income from previous results, \$200,000. Build your dream home (county approval required) overlooking the Red Deer River. Share Sale.