



**703064B Range Road 82  
Wembley, Alberta**

**MLS # A2075881**



**\$2,300,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** IR

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 122.83 Acres

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Chattel and Equipment List shall be provided upon request

Pipestone Golf Course. Located west of Grande Prairie and south of Wembley, this is a very well known and scenic course, which is suited to both the avid golfer as well as beginners. It is a par 71 course with lots of trees, water and sand. It offers a practice green and a sand bunker. Attractive flower beds, seating areas and signage throughout the course. Well cared for greens and driving range. There is an RV campground with power and water services. The spacious clubhouse is set up with a golf pro-shop, full service dining area and a room used for private socials or meetings. The seller boasts of their clubhouse staff and green's keeper!! What a dream come true to own a business like this!! Comes with everything needed to purchase, walk-in, take over and enjoy the many benefits!!!