



GRASSROOTS
REALTY GROUP

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**5 Boundary Boulevard
Rural Clearwater County, Alberta**

MLS # A2200345

\$644,900

Division:	Boundary
Type:	Hotel/Motel
Bus. Type:	Hospitality,Hotel/Motel ,Mixed,Recreation
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,502 sq.ft.
Zoning:	RF



Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Inclusions: dishwasher, stove(s) refrigerator, washer, dryer, all window coverings in house. All furniture, appliances and linens in motel

Don't miss out on this amazing opportunity to LIVE, WORK, and PLAY in the heart of West Central Alberta! Located approximately 30 kms (17 minutes) directly west of Caroline. This unique package includes a lovely income generating home(lot 22)(2832 sq ft of living space), lot 23(90k value)and a popular, clean and comfortable 6 Unit lodge(lot 21) with the opportunity to purchase all unsold lots in part or as a whole package. These lots are always in high demand. Add a few cool "glamping" tents in the yard, and you can further maximize your income potential. There is also an opportunity for a salaried position as a site manager, if desired. Established in 1973, with the lodge being the only accommodation in the area, this much-loved former campground is nestled in the stunning and pristine David Thompson Country. It is the perfect home away from home for outdoor enthusiasts and adventure loving families, and is known by many to have the "best hunting and fly fishing in the world"! Situated right at the base of thousands of acres of crown land, you and your guests can quad right from your site! It is also terrific for sledding, mountain biking, hiking, and more. The opportunities are endless! Tay River Wilderness Resort is surrounded by views of the majestic Rocky Mountains, as well as countless beautiful lakes, rivers and waterfalls. Don't miss this chance to become a part of this wonderful wilderness community! Load up your family, your toys, and head west. Chances are you may never want to leave! If a business is all you are after the motel (6 rooms and a laundry room) it can be purchased separately for \$245,900 as it has its own title. The the house could sell with its own title for \$399,000 making this a GREAT family venture. Check out the video link!!

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