



52313 Hwy 47  
Rural Yellowhead County, Alberta

MLS # A2271975



**\$2,500,000**

<b>Division:</b>	NONE	<b>Addl. Cost:</b>	-
<b>Type:</b>	Mixed Use	<b>Based on Year:</b>	-
<b>Bus. Type:</b>	Hospitality	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, High Speed Internet
<b>Sale/Lease:</b>	For Sale	<b>Parking:</b>	-
<b>Bldg. Name:</b>	-	<b>Lot Size:</b>	122.71 Acres
<b>Bus. Name:</b>	OUTBACK CAMPING & CABINS	<b>Lot Feat:</b>	-
<b>Size:</b>	13,441 sq.ft.		
<b>Zoning:</b>	Rural District		
<b>Heating:</b>	-		
<b>Floors:</b>	-		
<b>Roof:</b>	-		
<b>Exterior:</b>	-		
<b>Water:</b>	Well		
<b>Sewer:</b>	Septic System		
<b>Inclusions:</b>	Contact Greg Girard (306) 570 9453 - ggirard@cdnglobal.com		

LAND & BUSINESS FOR SALE. Interested in the acreage lifestyle? How about a built-in, turnkey business that pays for the whole show? Outback Camping & Cabins is a very well maintained owner-operated rural hospitality operation that consistently generates a healthy 6-figure income for its owners. Situated on 122 acres of land along Highway 47, just 10 minutes (14 km) southwest of Edson, with pavement right to the property line. The business includes 24 rental units (16 cabins & 8 motel rooms), along with 17 year-round full service campsites. There is a common area building with TV/games room, full kitchen and shower/washroom/laundry facility for guests. There is also a 30'x60' shop with 10' grade door and natural gas in-floor heating. Also included is a 3 bedroom, 2 bathroom log house with granite counter tops, large primary bedroom and finished basement for owners or live-in manager to reside.