



**GRASSROOTS**

REALTY GROUP

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**4810 50 Avenue  
Valleyview, Alberta**

**MLS # A2315853**



**\$995,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** Mixed

**Sale/Lease:** For Sale

**Bldg. Name:** The New Olde Country Inn

**Bus. Name:** The New Olde Country Inn

**Size:** 5,838 sq.ft.

**Zoning:** CD

**Heating:** In Floor, Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle

**Utilities:** Electricity, Natural Gas

**Exterior:** ICFs (Insulated Concrete Forms), Wood Frame

**Parking:** -

**Water:** Public

**Lot Size:** 0.76 Acre

**Sewer:** Public Sewer

**Lot Feat:** Back Lane, Corner Lot

**Inclusions:** All furnishings, fixtures, equipment, decor and smallware items relating to the underlying business to remain; with the exclusion of some personal and keepsake decor items (list can be provided of personal items to be removed).

A grand income property with unlimited potential and pure Olde Country charm! Discover a rare, multi-stream revenue generator designed for the visionary entrepreneur. The main building was built in 2005 but has a timeless Bavarian identity. This unique commercial property perfectly blends stable residential income with a commercial business opportunity which has been assembled and is truly ready to go. With its exceptional location along 50th Avenue, it has long been a feature property within the heart of the downtown area within the Town of Valleyview. The property additionally features so many benefits including a 912 sq.ft. detached residence which means you can live where you work or you can continue to use it as another source of income. The potential for revenue generation doesn't end with the buildings. A mini-golf course was developed on one of the three lots, and the other lot is vacant and could be used for business expansion, redevelopment or resale. This property offers multiple income streams, including rental income available from day one. You could then expand and bring back to life the iconic Bavarian themed restaurant, or you could completely reinvent the property to match your creative vision. Whatever you decide bring your imagination and create a new future for this completely unique and landmark property today!