

# BUSINESS FOR SALE

**0.57 ACRES**  
Bed & Breakfast

**NEW REDUCED PRICE**



**111 SEVERN AVENUE**  
Rosebud, AB

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**Royal LePage® Benchmark, Brokerage**  
110-7220 Fisher Street SE, Calgary, AB  
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# PROPERTY OVERVIEW

## \$1,999,900.00

### Property Features

- Looking for a new business opportunity? This successful Bed and Breakfast in Rosebud, Alberta could be yours.
- This spacious Inn, with cedar siding and a metal roof, contains 11 guest rooms and a self contained, 2-bedroom owners suite.
- It is a charming and cozy lodge, ideal for those looking for a more personal and intimate experience, full of ambience and charm.
- The Inn sits on 25,000 sq ft.
- You are welcomed into the lobby with a check-in desk and vaulted ceilings.
- Step into the large dining room, which will be a central gathering place for guests, offering a communal space for enjoying breakfast or other meals that seat up to 28, with stunning, bright and sunny views.
- A full kitchen allows for the chef to be creative with any meal ideas they wish to serve the guests.
- With 2 extra bathrooms by the front lobby, (15 bathrooms total), guests can expect convenience and comfort during their stay.
- The main floor contains 6 guest rooms (all wheelchair accessible, including a ramp outside), 4 upstairs and one on the lower level.
- The guest rooms include amenities such as private ensuite bathrooms, with heated floors, individual heat controls and air conditioning, and comfortable bedding, robes, towels and hairdryers.
- Upstairs is a guest lounge/library, with comfortable chairs and couches, where guests can relax and converse.
- The owner's suite includes 2 bedrooms, a spacious living area with a gas fireplace, kitchen, and full bathroom.
- The kitchen and bathroom have heated floors.
- It has its own separate entrance, allowing the owners to come and go without disturbing the guests.
- The basement features large windows and patio doors leading to a patio and outdoor seating area, providing a peaceful and relaxing atmosphere, as well as a terrific view.
- Also, on the lower level is the laundry room, mechanical room and plenty of storage.
- Outside you will find a triple garage and shed, plus plenty of extra parking with plug ins.
- There is also an electric vehicle charger.
- This Bed and Breakfast offers guests a unique and personalized experience in a historic and intimate setting.
- Nestled in a valley amongst the Alberta prairies, Rosebud is a charming town full of arts, culture and prairie life.
- Join us for a well-deserved escape and experience the quiet warmth of small-town living.



# PROPERTY PHOTOS





# PROPERTY PHOTOS

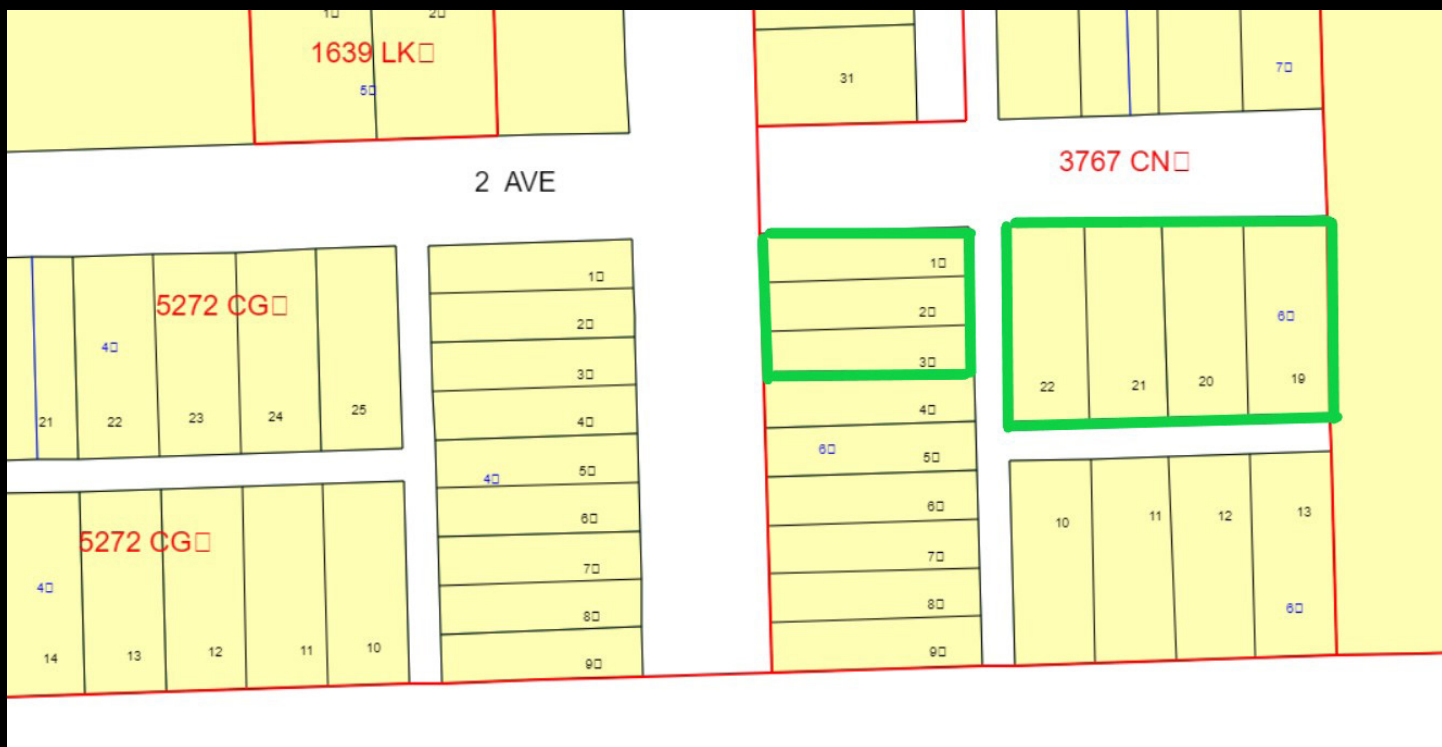




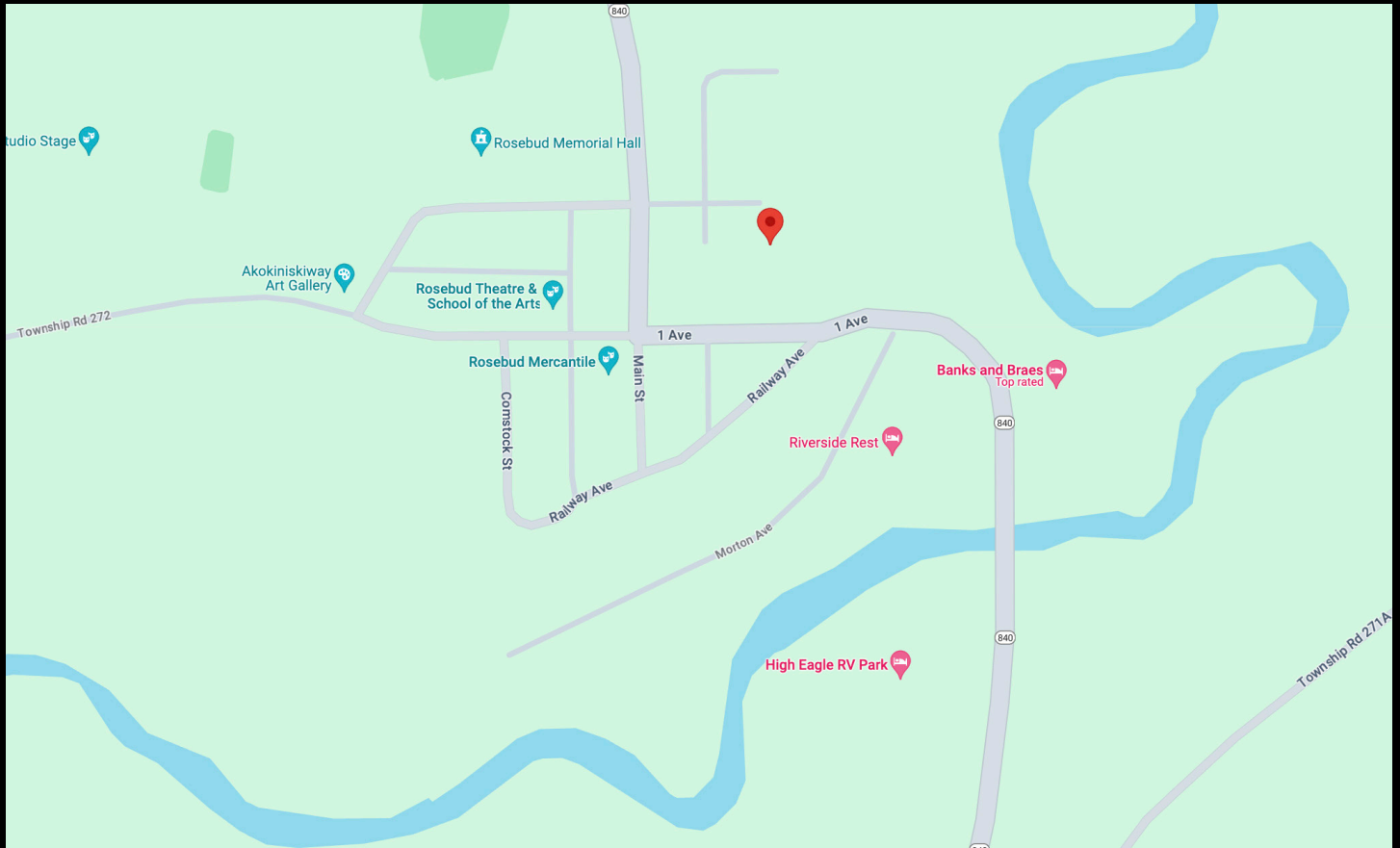
# PROPERTY PHOTOS



# LOT BOUNDARIES



# LOCATION MAP



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