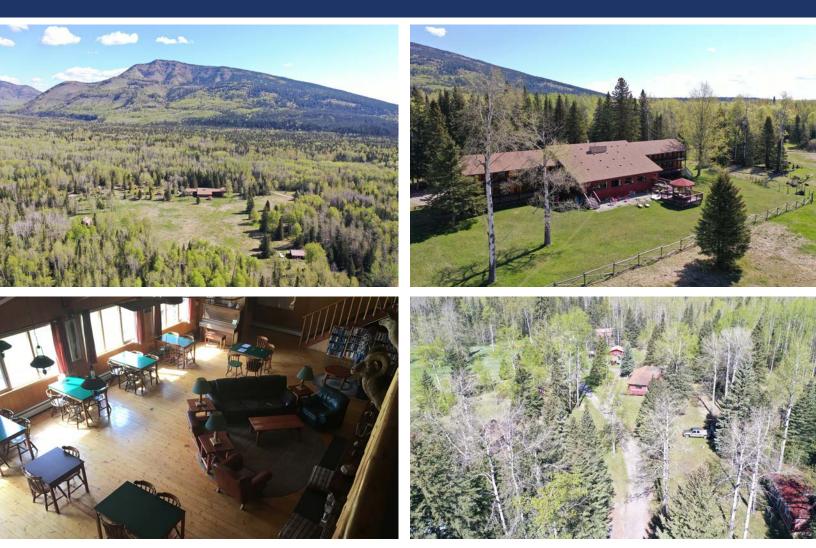
UNIQUE, HISTORICAL GUEST RANCH FOR SALE 50508 RANGE ROAD 271A | YELLOWHEAD COUNTY, ALBERTA



RE/MAX Commercial Capital is proud to introduce the sale of the historic and irreplaceable Black Cat Guest Ranch. This opportunity is for a fully-operational and fully-equipped business with numerous outbuildings, trails, stables and camping facilities. Exclusive access to several spaces which include a small mountain, a canyon with several waterfalls, a WWII POW camp, and an early 20th-century coal-mining facility and settler cemetery. One couldn't ask for a more adventurous, idyllic, magestic, alluring, and stimulating location and environment.

- Founded and Built by Fred Brewster, famous outfitter of Jasper National Park and the famous Jasper Park Lodge
- 20 minutes off the main highway linking Jasper and Hinton on quiet road
- Historical status in place for approval, complete with funding and grants for restoration
- No Development Zone throughout the valley, ensuring the valley's pristine and unique position
- Sale is for the business, all chattels, operations, and right to abode, which is affixed to the disposition of land (government lease)

Tish Prouse, Associate RE/MAX Commercial Capital 780 709 4657 tish@rcedm.ca



www.rcedm.ca

PROPERTY DETAILS

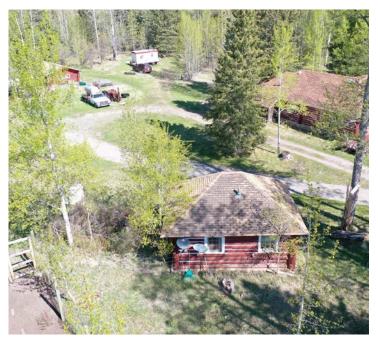
ALBERTA ENVIRONMENT & PARKS DISPOSITION 1821

- MUNICIPAL 50508 RANGE ROAD 271A YELLOWHEAD COUNTY, ALBERTA
- LEGAL SUBDIVISIONS 2&7 OF SECTION 34-50-27-W5
- ± 80 ACRES MISC. LEASE, FOUR YEARS REMAINING WITH 25 YEAR RENEWAL
 - ± 640 ACRES GRAZING LEASE SURROUNDING THE PROPERTY
- SERVICES ON-SITE WATER AND SEPTIC, COUNTY ELECTRICAL AND GAS, SATELLITE INTERNET

FULL DUE DILIGENCE PACKAGE SUBJECT TO RECEIPT OF AN OFFER TO PURCHASE











THIS INCREDIBLE, ONCE-IN-A-LIFETIME VENTURE IS FOR SALE AT \$2,550,000

BUSINESS DETAILS

- GROSS\$220,000 (2020) | \$250,000 (2019)ANNUALIN THE PAST FEW YEARS, THE BUSINESS OPERATES ONLYINCOMEHALF OF THE YEAR
- TAXES \$5,500/ANNUM (APPROX)
- RENT **\$2,300/ANNUM**

BUILDINGS

MAIN LODGE 20 GUEST SUITES, MAIN HALL, COMMERCIAL KITCHEN, FOUR OFFICE ROOMS, CARD/SMOKING/BILLIARD ROOM, LIBRARY, VARIOUS STORAGE SPACES, BOARD ROOM/EVENT ROOM, HOT TUB, GAZEBO, EXTENSIVE DECKING, TWO SETS OF MALE/FEMALE WASHROOMS (±13,000 SF); INCLUDES HUGE WOODWORKING SHOP AND TOOLS

RESIDENT
CABINS/
STAFF
ACCOM.2, 3-BEDROOM HOMES, LOG CABIN DESIGN,
BATHROOMS, KITCHENS, AND LIVING ROOM (±1,500 SF,
INCLUSIVE OF BASEMENTS)

GUEST4 SMALL (±400 SF EACH) SINGLE-ROOM CABINS, WITHCABINSWASHROOMS

LARGE3-BEDROOM, KITCHEN, SITTING ROOM, STORAGELOG CABINROOM, LARGE BATHROOM (±1,300 SF)

SMALLER1-BEDROOM, BATHROOM, LIVING ROOM, AND HALF-
LOG CABINLOG CABINKITCHEN (±500 SF)

GARAGE/ MAIN. SHED (±500 SF)

FIRE PITCOVERED WITH BENCHES ACCOMMODATING 40AREAPEOPLE

OTHER STRUCTURES FOR STORAGE, CHICKEN COOP, STRUCTURES UTILITY CONTROL

ALL BUILDINGS COME WITH ALL CHATTELS IN PLACE ACCORDING TO THE INVENTORY LIST, AND READY TO RECEIVE GUESTS AND HOUSE EMPLOYEES

KITCHEN IS FULLY-STOCKED WITH POTS, PANS, KITCHENWARE, FRIDGES, STOVES, ETC. VARIOUS SUMMER/WINTER SPORTING EQUIPMENT, VARIOUS GROUND MAINTENANCE TOOLS, EQUIPMENT, AND ACCESSORIES

LIVERY STABLES EIGHT STALLS FOR HORSES, LARGE LOFT, ANIMAL FITTING ROOM, TACK ROOM (±1,800 SF), COMPLETE WITH TACK FOR SIX HORSES AND RIDERS





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DRIVE TIMES

Hinton Jasper Edson Edmonton 20 Minutes 1 Hour 6 Minutes 1 Hour 8 Minutes 2 Hours 51 Minutes

4. Mt. Soloman Trails

6. Mt. Soloman Lookout

NEARBY HISTORICAL & NATURE SITES

- 1. Ogre Canyon
- 2. Brulé Mine Site/Cemetery 5. Off-Road Tracks & Course
- 3. WWII POW Camp

NEARBY AMENITIES

- 7. Jasper/Hinton Airport
- 8. Pyramid Lake Resort
- 9. Jasper Sky Tram
- 10. Miette Hotsprings 11. Jasper Hinton Zip Line 12. Hinton Nordic Centre

CONTACT

Tish Prouse, Associate **RE/MAX** Commercial Capital 780 709 4657 tish@rcedm.ca **RE/MAX Commercial Capital | Ritchie Mill** #302, 10171 Saskatchewan Drive Edmonton, AB T6E 4R5 780 757 1010



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

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