

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, majestic, 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)

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www.rcedm.ca

FOR SALE | BLACK CAT GUEST RANCH

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

LAND SIZE ± 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*



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

BUSINESS DETAILS

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|---------------------|---|
| GROSS ANNUAL INCOME | \$220,000 (2020) \$250,000 (2019) <i>IN THE PAST FEW YEARS, THE BUSINESS OPERATES ONLY HALF OF THE YEAR</i> |
| 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 ($\pm 13,000$ SF); INCLUDES HUGE WOODWORKING SHOP AND TOOLS |
| LIVERY STABLES | EIGHT STALLS FOR HORSES, LARGE LOFT, ANIMAL FITTING ROOM, TACK ROOM ($\pm 1,800$ SF), COMPLETE WITH TACK FOR SIX HORSES AND RIDERS |
| RESIDENT CABINS/ STAFF ACCOM. | 2, 3-BEDROOM HOMES, LOG CABIN DESIGN, BATHROOMS, KITCHENS, AND LIVING ROOM ($\pm 1,500$ SF, INCLUSIVE OF BASEMENTS) |
| GUEST CABINS | 4 SMALL (± 400 SF EACH) SINGLE-ROOM CABINS, WITH WASHROOMS |
| LARGE LOG CABIN | 3-BEDROOM, KITCHEN, SITTING ROOM, STORAGE ROOM, LARGE BATHROOM ($\pm 1,300$ SF) |
| SMALLER LOG CABIN | 1-BEDROOM, BATHROOM, LIVING ROOM, AND HALF-KITCHEN (± 500 SF) |
| GARAGE/ MAIN. SHED | (± 500 SF) |
| FIRE PIT AREA | COVERED WITH BENCHES ACCOMMODATING 40 PEOPLE |
| OTHER STRUCTURES | SMALLER STRUCTURES FOR STORAGE, CHICKEN COOP, 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

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DRIVE TIMES

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

NEARBY HISTORICAL & NATURE SITES

- | | |
|-----------------------------|-----------------------------|
| 1. Ogre Canyon | 4. Mt. Soloman Trails |
| 2. Brulé Mine Site/Cemetery | 5. Off-Road Tracks & Course |
| 3. WWII POW Camp | 6. Mt. Soloman Lookout |

NEARBY AMENITIES

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

CONTACT

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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.