

# FOR SALE

## POPULAR AND LUCRATIVE GOLF COURSE AT BUCK LAKE

454065 HWY 22 | ALDER FLATS. ALBERTA



Become part of the \$2.8B segment of the province's leisure-time economy and take up this popular and well-situated golf course and camping site. Buck Lake is a growing destination for recreation-seekers from the Capital region and is gaining attention and demand, with new breweries and distilleries increasing tourist appeal in the area. This asset is already a local favourite, one of the longest courses for distance-of-play in Alberta, and has room for modest improvements that increase its value immensely. At a sale price far below construction cost and capitalizing on the area's attention among investors, now is the time to pounce on this opportunity.

### HIGHLIGHTS

- 18-hole, long-play course with full irrigation and catch systems in place to the highest standard
- 19th fairway for tournament settlements and extra play
- Fully-serviced RV and tent campground for additional revenue
- All maintenance equipment and golf accessories included in sale, as well as two residential structures for staff or owner lodging
- Planned division for acreage housing as future sale revenue
- Gas extraction leases and ROW agreements for additional revenue
- Scenic and enjoyable 1.5 hour drive from Edmonton in Wetaskiwin County

**Tish Prouse**, Associate  
Commercial Sales & Leasing  
780.709.4657 tish@crealberta.ca

RE/MAX Commercial Capital  
Calgary Office | 403.757.0333  
Edmonton Office | 780.757.1010







## PROPERTY DETAILS

### MUNICIPAL ADDRESS

454065-HWY 22, Alder Flats, AB T0C 0A0

### LEGAL ADDRESS

NW30-45-6-W5

### LAND SIZE

± 160 Acres,  
*1.66 acres subdivided out as a private residence,  
the remainder as operation of businesses*

### LAND USES

18-hole golf course; small pro-shop and 2 large maintenance garages; 65 fully-serviced RV lots; 1 gas well; 16 surveyed acreage lots

### UTILITIES AND SERVICES

5 separate septic systems; four water wells and high-capacity pumps; six large holding ponds all tied together with piping; fully-irrigated course; standard natural gas services; regular electrical delivery at capacity for all machinery and lighting.







## FINANCIAL DETAILS

### **GROSS INCOME**

\$369,779 (2022)

\$122,511 (2023; season interrupted by mandatory fire evacuation and intense fire smoke)

### **TAXES**

\$15,603

### **MAINTENANCE AND REPAIRS**

\$16,650

### **CURRENT EMPLOYEES**

4 part-time

Management will remain for a period to ensure a smooth transition of the asset and operations to new owners

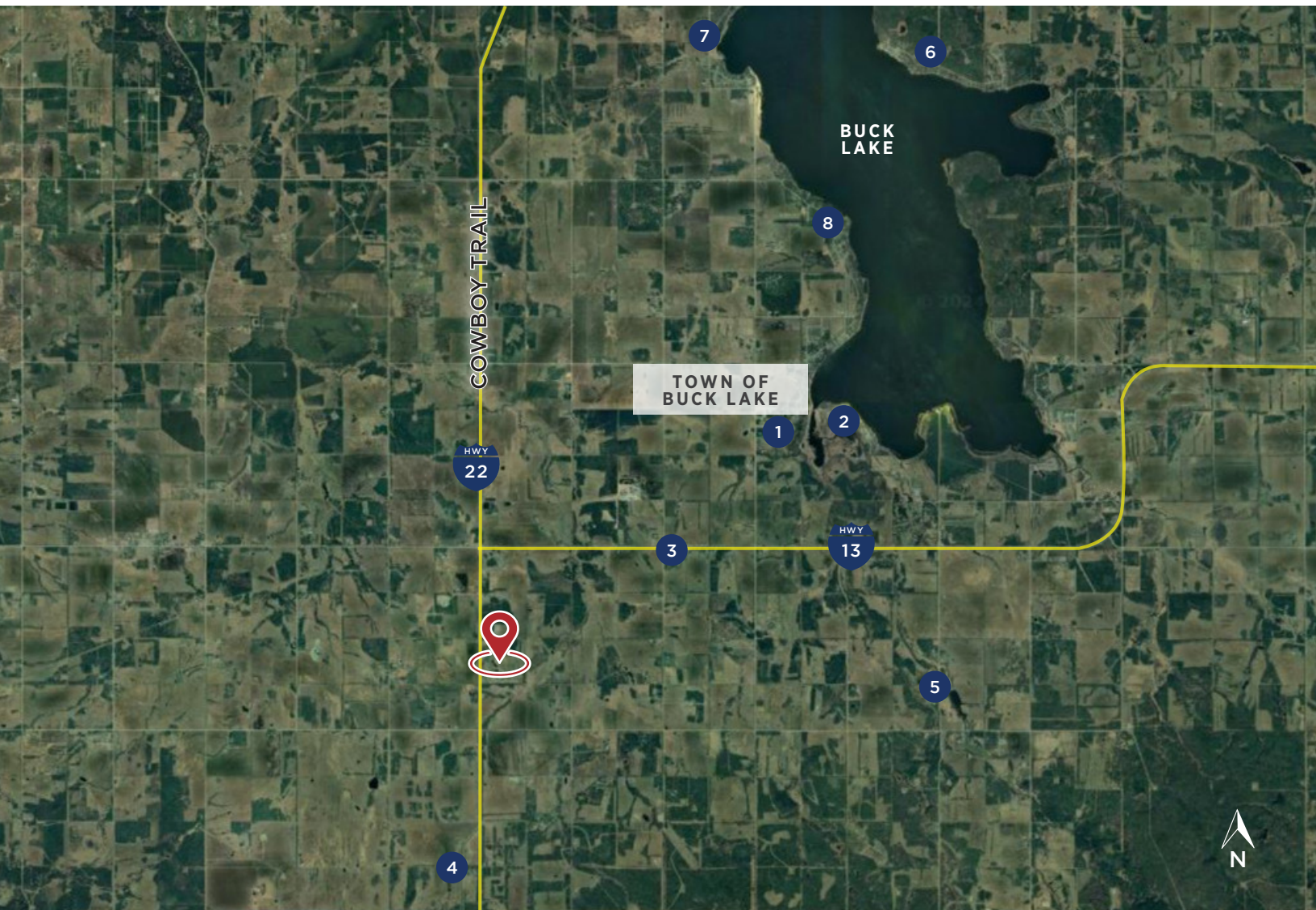
### **SALE INCLUDES:**

- 33 golf carts
- All lawn care and maintenance vehicles, including "honey wagon" for septic care
- Furniture and appliances for houses

A full inventory list is provided as part of the due diligence package after an offer is accepted

**SALE PRICE: \$3,500,000**





## NEARBY AMENITIES

- 1 Buck Lake Mercantile
- 2 Buck Lake Campground
- 3 Fas Gas
- 4 Grey Owl Meadery
- 5 Kramer Pond Lodge
- 6 Buck Lake Natural Area
- 7 Buck Lake Provincial Recreation Area
- 8 Buck Lake Lot

## DRIVE TIMES

Drayton Valley	31 Minutes
Rocky Mountain House	38 Minutes
Pigeon Lake	44 Minutes
Edmonton	90 Minutes

**Tish Prouse**, Associate  
Commercial Sales & Leasing  
780.709.4657 tish@crealberta.ca



RE/MAX Commercial Capital  
Calgary Office | 403.757.0333  
Edmonton Office | 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.