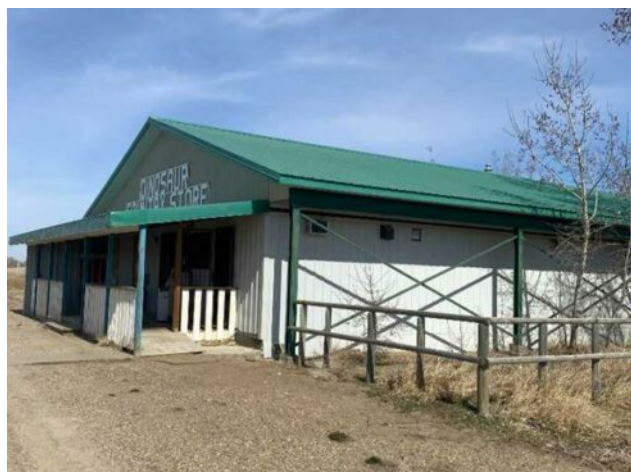


**4 Newell County 4 AB T0J 2K0
Patricia, Alberta**

MLS # A2151041



\$250,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,800 sq.ft.
Zoning:	Business Rural District

Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	As is , where is

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

GREAT LOCATION, this property is minutes away to Dinosaur Park, the UNESCO World Heritage Site : COMMERCIAL, RESIDENTIAL PROPERTY WITH LAND. Great Investment and COMMERCIAL Property approx 2800 SF on 3.67 Acres of Land inclding House (Approx. 1500 sf)at the CORNER of Pr130 and HIGHWAY 544 previously known as DINOSOUR COUNTRY STORE (According to seller , before there was Gas station, Convenience store, restaurant Aand other services). Property have huge potential for future buyer to setup businesses like RV parking, Room rentals or other with permission from Nowell county.The property consists of a convenience store, liquor store, gas bar and a campground with 10 fully serviced sites. A licensed cafe was just added to the mix of offerings this year. Also included is a 3 bedroom 16'x18' modular home (built in 1996) that allows for easy management of the business. The COMMERCIAL Property and home is situated on 3.69 acres of land in Patricia, a hamlet in Southern Alberta , Newell County just 20 kms. northeast of Hwy. 1. Newell County area the richest ranching, irrigated agriculture prodction, oil and gas tourist, recreation, , and scenic regions in Alberta . Once setup it may be a profitable tourist centre and popular destination site for Locals around. Data used for Listing is approximate. Property with Land is Sold As is, where is by seller. Call Realtor for showing.