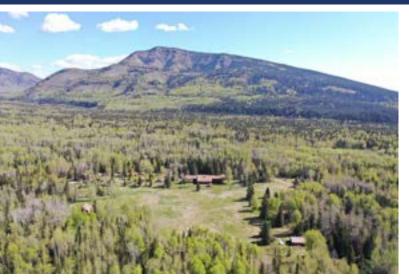
UNIQUE, HISTORICAL GUEST RANCH FOR SALE

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



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

 \pm 80 ACRES MISC. LEASE, FOUR

YEARS REMAINING WITH 25 YEAR

LAND SIZE RENEWAL

± 640 ACRES GRAZING LEASE

SURROUNDING THE PROPERTY

ON-SITE WATER AND SEPTIC,
SERVICES 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

\$220,000 (2020) | \$250,000 (2019) **GROSS**

ANNUAL IN THE PAST FEW YEARS, THE BUSINESS OPERATES ONLY INCOME

HALF OF THE YEAR

\$5,500/ANNUM (APPROX) **TAXES**

\$2,300/ANNUM RENT

BUILDINGS

MAIN

LODGE

STABLES

ACCOM.

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

EIGHT STALLS FOR HORSES, LARGE LOFT, ANIMAL LIVERY FITTING ROOM, TACK ROOM (±1,800 SF), COMPLETE

WITH TACK FOR SIX HORSES AND RIDERS

RESIDENT 2, 3-BEDROOM HOMES, LOG CABIN DESIGN,

CABINS/ BATHROOMS, KITCHENS, AND LIVING ROOM (±1,500 SF, **STAFF**

INCLUSIVE OF BASEMENTS)

GUEST 4 SMALL (±400 SF EACH) SINGLE-ROOM CABINS, WITH

WASHROOMS CABINS

LARGE 3-BEDROOM, KITCHEN, SITTING ROOM, STORAGE

ROOM, LARGE BATHROOM ($\pm 1,300 \text{ SF}$) LOG CABIN

1-BEDROOM, BATHROOM, LIVING ROOM, AND HALF-SMALLER

LOG CABIN KITCHEN (±500 SF)

GARAGE/ (±500 SF) MAIN. SHED

COVERED WITH BENCHES ACCOMMODATING 40 FIRF PIT

AREA **PEOPLE**

OTHER SMALLER 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





























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.