

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

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 (±13,000 SF); INCLUDES HUGE WOODWORKING SHOP AND TOOLS
LIVERY STABLES	EIGHT STALLS FOR HORSES, LARGE LOFT, ANIMAL FITTING ROOM, TACK ROOM (±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 (±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 (±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.