

33037 Range Road 71
Rural Mountain View County, Alberta

MLS # A2154164



\$6,400,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	Food & Beverage ,Hospitality,Hotel/Motel ,Mixed,Restaurant
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	SCHOTTS LAKE - CONFERENCE & RESORT
Size:	2,588 sq.ft.
Zoning:	AG & P-PR

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	160.00 Acres
Sewer:	-	Lot Feat:	-

Inclusions: ALL FURNITURE, SUPPLIES AND EQUIPMENT INVOLVED IN THE OPERATION OF THE BUSINESS. ALL APPLIANCES IN DWELLING ON PARCEL A

Your chance to buy shares / or fully take the reins of an already successful business / or make it entirely your own! Tons of potential! Schott's Lake Conference & Resort is a natural Canadian paradise that sits on 160 acres of pristine land in Mountain View County. The East 80 acres is zoned Parks and Rec. It boasts its own 20 acre spring fed lake and all newly renovated 5-star restaurant/event facility & "The Kitchen", motel, seasonal cabins and a recreational campground. All this makes for a diversified revenue stream. Schott's Lake is a year-round experiential travel and special event destination. Only 1.5 hour drive from Calgary. The restaurant/event facility can seat up to 250 people. The interior is finished with beautiful stone fireplaces and a rustic log interior. This main floor of this building hosts a five-star restaurant & "The Kitchen" (complete with full commercial kitchen with new HVAC, exhaust fans, fryers, freezers, hot water tanks, ovens, mixers, smoker etc) and a lake-view balcony. On the lower level is a large conference space, 3 bathrooms with showers, a patio & an outdoor firepit area. Great for hosting Weddings, AGM's, team building events, workshops, reunions etc. Backup generator a bonus. Overnight accommodations include 54 campground sites (19 sites with 30 amp & water, 15 sites with 50 amp & water, 16 dry camping sites, 4 walk-in tent sites), 2 cabins, 1 travel trailer and a year-round 10 room motel. The campground has a water & dumping station along with 4 public washroom stations. Fully operational setup, which includes an adjacent 80 acre agricultural parcel (separately titled) with a gated on-site living accommodation with detached garage for an owner/manager and a secondary home (6 bed,2 bath) for staff A lot of work has gone into building this business and updating all of its

facilities. Significant capital expenses (\$10M+) Rapid increase in operating revenue and market awareness in recent years.