

11 Parkland Beach Road, Parkland Beach TOC 2J9

MLS#: **CA0151149**
 Status: **Active**
 Association: **Central Alberta**

Area: **Ponoka County**
 SubArea: **Parkland Beach**

LINC: **0032591556**
 County: **Ponoka County**

Price: **\$524,900**
 S Price:

General Information

Prop Type:	Commercial	# Units:	
Sub Type:	Business	Cnd Pln #:	
Trans Type:	For Sale Only	Stories:	
Bldg Type:	Retail	Year Built:	Unknown
Bldg Nm:		Ttl Sqft:	1,758
Bus Nm:	Parkland Beach General Store		
Bus Type:	Accommodation/Food Services, Convenience Store, Dry cleaning/Laundry, Food Services & Beverage, Grocery, Hospitality, Other Services, Retail, See Remarks, Sports/Recreation		



Lot Information

Lot Sz Ar: **26,223 Sq Ft**
 Lot Size Dim: **168x181x119**
 Access: **Direct Access, Year Round Road Access**

Recent: **12/01/2018 : DECR : \$549,900->\$524,900**

Drive Type:		Construction:	Cedar, ICF Block, Wood
Roof:	Shingle - Asphalt	Flooring:	
Heating:	Furnace - Forced Air - 1, Natural Gas, Sep. HVAC Units	Water Source:	Well - Drilled
Sewer:	Private Wastewater System	Fnd/Bmst:	Concrete, Crawl
Utilities:	Electricity, High Speed Internet, Natural Gas, Septic System, Telephone, Well		
Sewer:	Private Wastewater System		
Fire Prevent:	Fire Extinguishers		

Parking Information

Designated:		Energized:		Heated:		Additional:	
Ownership:		Parkade:		Paved:		Other:	
Park Cost:		# Cv Spc:		Total Parking:		Garage Sz:	
Park Feat:							

Docks and Doors Information

Loading:	At Grade	Load Dr Width:		Load Dr Grade:		Load Dock Sz:	
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Financial/Legal/Tax

Tax Roll Nm:		Condo Unit:		Condo Plan:	
Taxes:	\$3,968	Lot:	62		
Survey RPR Y/N:	No	Survey:			
Tax Assess:	\$515,690	Block:	2	Warranty:	
Gst:		Plan:	0727040	Zoning:	Commercial
Grs Sch Inc:		Electric Exp:		Trash Exp:	
Grs Op Inc:		Insur Exp:		Total Exp:	
Grs Margin:		Depo Amnt:		Prf Mng Exp:	
Power Paid:		Gas Syst Pd:		Heating Exp:	
Title:	Fee Simple	Title Insurance:		Oth Exp:	
Possession:	30 Days / Neg				

Office Information

Office: **Century 21 Advantage**

Remarks

Pub Rmks: **LIVE WHERE YOU WORK!! With gross sales in excess of \$130k (2017)! Come to Parkland Beach Municipality on the northwest shores of Gull Lake in Beautiful Central Alberta to this 4-season outdoor recreational community, home to the well-established PARKLAND BEACH GENERAL STORE; complete with off-sales liquor license, ATM machine, it's own covered picnic area, private attached residence with triple-car garage, campsite (with indoor showers), seasonal guest "bunk house", onsite coin-op laundry and nearby direct access to Gull Lake. The Store is the community resource for convenience groceries, hot and cold drinks, walk-up meal items (fully operational fast-food kitchen!), ice cream, licensed liquor sales, fishing bait/ supplies, ice, bottled water and more! The attached 3 bedroom home is complete with new roofing and upgraded kitchen. Quality Family Business Opportunity is waiting for you! This Commercial listing accompanies Residential listing CA0151286; sold as one package.**

Inclusions: **2 Air Conditioning Units and turn-key operational equipment for full service Convenience Store**

Directions: **West of Bentley Highway 11 turn right on Hwy 20 North for 1 km. Turn right on Hwy 771 which is northbound following west shoreline of Gull Lake. Continue on 771 past top of hill at Sunnyside (Golf Course) to Twp Rd 422, turn right (east) toward lake. Follow 2 km to Store on right hand side before Lake.**





All information herein has not been verified and is not guaranteed. ©Alberta One