

# \$385,000 - 255070 Highway 49 Birch Hills County, Eaglesham

MLS® #A2083957

**\$385,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Eaglesham, Alberta

Check out the COUNTRY CHARM CORNER STORE. A restaurant and convenience store on HWY 49 just south of Eaglesham. Located on 10.87 acres with an owner suite upstairs with 3 bedrooms , a large 4 piece bathroom, and living room. Main floor features a dining area, store (including liquor sales) 2 bathrooms, and a large kitchen with all the appliances to run the restaurant. Located minutes from the Lakeside Golf & Country Club ( Eaglesham AB.) Great opportunity to be your own BOSS. Endless opportunities on this large parcel . Maybe a small campsite rental, greenhouse, or RV storage.

Built in 1958

## Essential Information

MLS® #	A2083957
Price	\$385,000
Bathrooms	0.00
Acres	0.00
Year Built	1958
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	255070 Highway 49 Birch Hills County
Subdivision	NONE



City	Eaglesham
County	Birch Hills County
Province	Alberta
Postal Code	T0H 1H0

### **Additional Information**

Date Listed	September 27th, 2023
Days on Market	681
Zoning	Comm

### **Listing Details**

Listing Office	Century 21 Grande Prairie Realty Inc.
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.