

**Highway 838 North Dinosaur Trail  
Rural Starland County, Alberta**

**MLS # A2141087**



**\$1,299,900**

<b>Division:</b>	NONE
<b>Type:</b>	Business
<b>Bus. Type:</b>	Mixed
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Cactus Coulee Fun Park & Campground
<b>Size:</b>	2,950 sq.ft.
<b>Zoning:</b>	RCI

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	9.93 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Euro Bungy, Mini-Golf, Go Carts: 8 Super tom cat cars, 5 bobcats, 7 two-seater jaguars, Tools & Welder, Play Centres		

This is a business owners dream, work 4 months a year (fun park & campground is open May long wkd to Sept long wkd) and plenty of opportunity to grow the business to suit your needs and creativity. This successful seasonal business and well designed property allows for an incredible lifestyle to make a great income and enjoy an amazing property - you can live on the property seasonally or build your dream home and live on the property year round. Please note that the business, land, buildings and equipment are all for sale. Cactus Coulee Fun Park & Campground just 4km west of Royal Tyrrell Museum in Drumheller on 9.93 +/- acres of river view land with a 600m (1/3 mile) Go Kart Track with 20 Karts, &nbsp;Euro Bungy, 2950 +/- sq foot building (office/store/shop), 24 campsites (11 with water/power, 7 with just power & 6 power tent sites), dump station, a 18 hole mini golf courses tools/welder. Rural Commercial and Industrial District Zoning (RCI) under Starland County which permits many uses allowing this business ample opportunity to expand along this large piece of land. The financials on business are very strong and allow for a unique lifestyle - can live on site in a RV or build a residence.&nbsp;Tourism is the heartbeat of Drumheller and this is your opportunity to be a part of it!