

**REDUCED PRICE
\$749,000**



(AFN Ltd.)
A. Bhanji & Associates

FOR SALE

THE CREEK GOLF COURSE

Northern Lights No. 22 District, Alberta



Property Highlights

The Creek is a 9 hole, full length, grass green golf course. Each hole offers 3 – 4 tee locations. The licensed clubhouse is 1667 square feet serving short order menu and beverages with a covered deck for banquet service. The course has a licensed concession stand centrally located with running water and washroom facility. All equipment is owned by The Creek Golf Course and is included in the price unless otherwise stated.

Property Fundamentals

This 9 hole, par 36 course is one of the toughest in the region. For those who want to slow the pace down a bit, The Creek Golf Course also happily provides a 1,000 yard Tiger Tees course that is perfect for beginners looking to ease into the game.

Located 7 miles north of Grimshaw, AB, off the Mackenzie Highway. Turn west 1 mile, follow signs. Walk on traffic always welcome.

- Turnkey Operation
- Nine Hole: Grass Greens
- Clubhouse
- Pro Shop
- Lounge
- Restaurant

Taxes:	\$2,121.56 (2007)
Gross Revenue:	\$250,000 - \$350,000
Net Income:	\$80,000 - \$100,000

Price: \$749,000

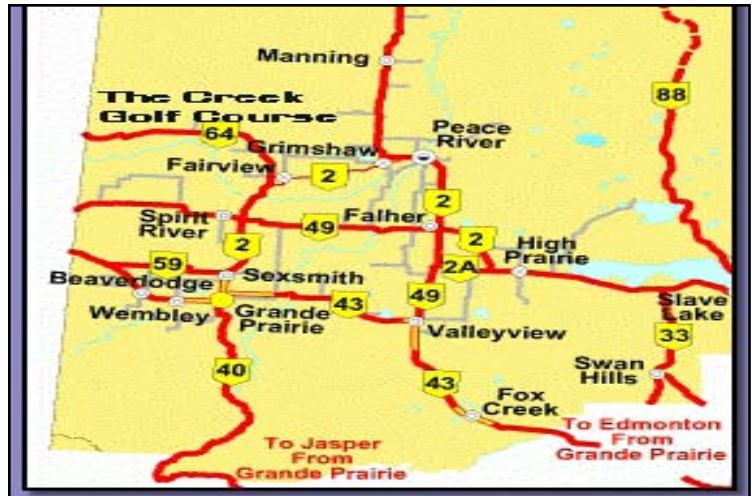


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Location Information

The Creek Golf Course is located in North West Alberta in the Municipal District of Northern Lights No.22, along the Mackenzie HWY 35. The property is 7 miles North of Grimshaw and 14 miles West of Peace River.



For more information about this listing, or other listings, please contact:

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