



## 56102 RGE RD 53 401 Cherhill AB

\$49,500

Historical Legion building for sale in the community of Cherhill located just off highway 43. Two separately titled lots. Lots of potential for alternative use. Currently zoned as institutional but the county has expressed that they would be open to rezoning to residential, commercial or direct control based on a buyer's needs. Plenty of storage room, 2 separate bathrooms. Kitchen and office area. 10'x13' elevated stage and 23'x37' main hall. All unattached goods/appliances to be donated and do not come with property. Natural gas service. Low maintenance metal roof. Wheelchair accessible at multiple entrances. 100 amp electrical service. Sewer holding tank conveniently pumps out to municipal line. Drilled well that was supplying water to property no longer functional and would have to be replaced with new well or alternative water source. To be sold as is.

Listing Presented By:



Originally Listed by:  
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