

\$295,000 - 10019 Highway 681, Rural Saddle Hills County

MLS® #A2208123

\$295,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Rural Saddle Hills County, Alberta

Commercial Opportunity with Character in the Heart of Savanna | 3.78 Acres | Mixed-Use Zoning | This is more than real

estateâ€™itâ€™s a turnkey opportunity with history, versatility, and serious upside. Once home to the local general store, cafÃ©, and retail hub, this 3,000 sq ft commercial building is primed for your next venture. Whether you're dreaming of a live/work setup, launching a new business, or investing in the future of Savanna, this property has the bones, the land, and the location to make it happen. Already Equipped With:

Retail space with boiler in-floor heat, air conditioning, and central controls.

Open-concept commercial kitchen: Three sinks, hood range + fire suppression, Grill, pizza oven, deep fryer, heat tray, coolers, fridge, freezers, Warehouse with loading dock, overhead heater & large overhead door, Three bathrooms, office space, moveable front counter & intercom system, Huge 20x30 front deck built on 2x6 beamsâ€™ideal for summer patio vibes or retail overflow. The Specs:

Zoning: Rural Commercial with Residential overlay = Live/Work potential. Utilities: 200

Amp underground power, Connected to community sewer (potential for free municipal water hook up), Dual water cisterns + optional dugout hookup, Gas, electricity, water & sewer also available for a future residence. RV Hookups with water/sewer/gas/power = Bonus



income stream. The Land:

3.78 acres of wide gravel yard with heavy truck pull-through access, Two additional outbuildings with power—one with heat and concrete floor. Positioned right off Highway 681 with daily traffic from community mailboxes. Perfect For: General Store / Café / Convenience Stop, Liquor sales, groceries, hunting supplies—previously licensed! Truck stop, RV park, outfitter base, or rural co-working hub. Residential conversion for live/work lifestyle with vaulted ceilings and charm. Bonus: Additional 149-acre quarter section nearby also for sale—bundle both for a powerhouse package. Call to schedule a private viewing today!

Built in 2000

Essential Information

MLS® #	A2208123
Price	\$295,000
Bathrooms	0.00
Acres	0.00
Year Built	2000
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	10019 Highway 681
Subdivision	NONE
City	Rural Saddle Hills County
County	Saddle Hills County
Province	Alberta
Postal Code	T0H 3G0

Interior

Heating	Boiler, Overhead Heater(s), Forced Air, Hot Water, Natural Gas, Radiant
Cooling	Central Air, Full

Exterior

Roof	Asphalt Shingle, Metal
Foundation	Block, Combination, Piling(s), Poured Concrete, Wood

Additional Information

Date Listed	March 31st, 2025
Days on Market	140
Zoning	Rural Commercial w/Access

Listing Details

Listing Office	eXp Realty
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